

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 11-N-03-RZ **Related File Number:** 11-D-03-SP
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: JACK HUDDLESTON
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Emory Rd., northeast side Foster Rd.
Other Parcel Info.:
Tax ID Number: 14 D A 004 AND PART OF 005 OTHER: (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Auto and tractor repair
Surrounding Land Use:
Proposed Use: Auto and tractor repair **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9303 E. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE CR (Rural Commercial) zoning based on approval of the sector plan amendment

Staff Recomm. (Full): CR zoning identifies service and repair of farm equipment as a permitted use, but not auto repair. The current nonconforming business may continue and may be permitted to expand under CR if deemed similar to the listed permitted uses by MPC. This would be done through a permitted use determination request. The zoning map of Knox County from the 1950's shows this site zoned CA.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1.The commercial designation and CR zoning will allow this business to expand to adjoining property.
2. The site is improved with a commercial building that has been used for a business for years and will continue to be used in that manner.
3. The CR zone was developed for rural areas to provide restricted commercial activities to accommodate limited rural commercial needs. This existing business's proposal for limited expansion complies with the intent of the CR zone to locate limited retail and service uses in a manner convenient to outlying rural areas. The CR zone was added to the Knox County Zoning Ordinance to expand the number of options for commercial development in the rural area of the Growth Policy Plan

THE EFFECTS OF THE PROPOSAL
1. CR zoning of this site will recognize the commercial use of the property and allow its expansion.
2. The CR zoning requires landscaping along the adjoining residential property line, which should reduce the impact of any building expansion.
3. The Luttrell-Blaine-Corryton Utility District provide water service to the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the approval of the commercial sector plan amendment for this site, rezoning to CR (Rural Commercial) would be appropriate within this rural area.
2. The Growth Policy Plan identifies this site as Rural Area.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE CR (Rural Commercial)

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/15/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: