

# 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

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Knoxville, Tennessee 37902  
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**File Number:** 11-R-02-RZ                      **Related File Number:**  
**Application Filed:** 10/15/2002              **Date of Revision:**  
**Applicant:** JOE TATE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Bob Gray Rd., west of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 P A 2.02 (PART ZONED A)    **OTHER:** MAP ON FILE              **Jurisdiction:** County  
**Size of Tract:** 0.4 acres  
**Accessibility:** Access is via Bob Gray Rd., a major collector street with 60' of right of way and 28' of pavement width. The parcel may also be accessed from Cedar Bluff Rd., a 4-lane minor arterial street with 75' of right of way and 60' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** To include with adjoining commercial development                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial and LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The northwest corner of the intersection of Cedar Bluff Rd. and Bob Gray Rd. is developed with commercial uses under CA zoning and Tate's School of Discovery daycare facility under Agricultural zoning. Residential uses, zoned Agricultural, are located to the south across Bob Gray Rd. Commercial uses, zoned CA and PC, are located to the east across Cedar Bluff Rd.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. Extension of CA from the east.  
**History of Zoning:** None noted. This portion of the property was not included in the CA zoning district.

### 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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE CA (General Business) zoning for the portion of parcel 2.02 currently zoned A (Agricultural).

Staff Recomm. (Full):

CA is a logical extension of zoning from the east, establishing one zone for all of parcel 2.02. The Northwest County Sector Plan proposes commercial use for the entire parcel 2.02.

Comments:

A. Need and Justification for the Proposal

1. The requested CA zoning for this portion of the parcel will establish a consistent zone for the entire parcel.
2. The CA zone will allow the entire site to be developed for commercial use.
3. Uses allowed under CA are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

B. Effects of Proposal

1. Water and sanitary sewer facilities are available to the site. No additional demand will be placed on schools, and the added demand to the streets will be minimal as a result of this proposal.
2. This small extension of the CA zone will have minimal impact on adjacent properties.
3. CA zoning is consistent with the commercial development pattern on the west side of Cedar Bluff Rd.

C. Conformity with the General Plan and Sector Plan

1. The request is consistent with the Northwest County Sector Plan. The plan proposes commercial use for the entire property.
2. The request should not generate any additional requests for commercial going west on Bob Gray Rd. The next property west is developed with a daycare facility in the Agricultural zone. The properties to the south of Bob Gray Rd. are developed with an established subdivision. Properties fronting Cedar Bluff Rd. are already zoned for commercial use.

MPC Action:

Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

11/14/2002

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:

12/16/2002

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**