

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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File Number: 12-A-10-RZ **Related File Number:**
Application Filed: 10/5/2010 **Date of Revision:**
Applicant: PARNELL C. POWELL, JR.

PROPERTY INFORMATION

General Location: Southeast side Oak Ridge Hwy., east of Karns Crossing Ln.
Other Parcel Info.:
Tax ID Number: 78 183 AND PT. OF 18501 **Jurisdiction:** County
Size of Tract: 1.05 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 24' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office, warehouse, retail **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential and commercial uses under A, RA, PR, CA and CB zoning.

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

Street: 7333 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of CB from the east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.

Staff Recomm. (Full): CB zoning at this location is an extension of zoning from the east, is compatible with surrounding land uses and zoning and is consistent with the sector plan proposal for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Numerous properties fronting on Oak Ridge Hwy. in this area are developed with a range of commercial uses that are compatible with uses permitted in the CB zone.
2. The site is accessed from Oak Ridge Hwy., a major arterial street with sufficient capacity to support CB development.
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Some residential uses and zones are still in place along this section of Oak Ridge Hwy., but the sector plan proposes commercial uses for the properties that front on the highway.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.
2. Based on the above description and intent of CB zoning, this property is appropriate to be rezoned to CB.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CB zoning at this location would have little adverse impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for the site, consistent with the requested CB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for CB zoning in the immediate area, on properties designated for commercial development on the sector plan.

Action: Approved

Meeting Date: 12/9/2010

Details of Action:

Summary of Action: CB (Business and Manufacturing)

Date of Approval: 12/9/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/24/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: