

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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www.knoxmpc.org

File Number: 12-D-05-RZ **Related File Number:**
Application Filed: 11/2/2005 **Date of Revision:**
Applicant: TODD T. CLAIBORNE
Owner:

PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast side Woods Creek Rd.
Other Parcel Info.:
Tax ID Number: 60 130 **Jurisdiction:** County
Size of Tract: 10.93 acres
Accessibility: Access is via Rutledge Pike, a major arterial street with 4 lanes and a center median within 300' of right of way or Woods Creek Rd., a local street with 15-24' of pavement width within 30-60' of right of way. There is a center median cut on Rutledge Pike at Woods Creek Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Office for trucking / excavating business and re-sale of landscaping material **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has been developed with primarily residential uses under A and RB zoning. There is a substantial amount of acreage in the area zoned I, CB and PC.

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

Street: 1720 Woods Creek Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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 CB (Business & Manufacturing) zoning.

Staff Recomm. (Full):

CB zoning is compatible with the surrounding zoning pattern, is consistent with the sector plan proposal and is appropriate along a major arterial highway.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There are CA and CB zoned properties to the east of the site on the same side of Rutledge Pike. There is substantial PC zoning to the north and Industrial zoning to the south.
3. CB zoning will allow the proposed office for a trucking and excavating business, which is similar to other uses along Rutledge Pike.
4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, consistent with the sector plan proposal for the area.

MPC Action:

Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action:

APPROVE CB (Business and Manufacturing)

Date of MPC Approval:

12/8/2005

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:

1/23/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: