CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-D-07-RZ Related File Number: 12-C-07-SP

Application Filed: 10/17/2007 **Date of Revision:**

Applicant: RUFUS H. SMITH JR. & CO.



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PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., west of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 104 085.01 Jurisdiction: County

Size of Tract: 1.14 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office/commercial business Density:

Sector Plan: Northwest County Sector Plan Designation: Office

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10230 Hardin Valley Rd

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is compatible with surrounding development and zoning and is appropriate for this relatively small

site. There is also a large area to the west zoned CA.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding

development and zoning pattern.

2. There is a large area of CA zoning located less than 200 feet to the west of this site.

3. The proposal is an extension of the commercial sector plan designation and PC zoning from the east. However, this site is too small to be developed under PC zoning. The CA zone is most appropriate for commercial development of this site. There are some slopes in the rear portion of the site where the dwelling is currently located, but they do not appear to be severe. Most of the site,

especially in the front, is relatively flat.

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. Hardin Valley Rd. is a minor arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this

site.

3. The recommended CA 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. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.

County Sector Flam.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. If approved, this request may lead to future rezoning requests for CA zoning on other properties in

the immediate area.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 12/13/2007 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: 1/28/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

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Effective Date of Ordinance:

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