

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-H-05-RZ **Related File Number:**
Application Filed: 11/4/2005 **Date of Revision:**
Applicant: RICHARD & SHANNON LOYD
Owner:

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southeast of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 025 **Jurisdiction:** County
Size of Tract: 2.72 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 2 lanes and a center turn lane within 80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use allowed in CA zoning **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses and Slope Protection
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with residential and commercial uses and a school, under A, PR, RA CA, CR and I zoning.

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

Street: 11446 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: Yes, extension of CA from the west
History of Zoning: None noted for this site. Parcel 117-005 to the north along Steele Rd. was approved for CR zoning by MPC on

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 CR (Rural Commercial) zoning. (Applicant requested CA.)

Staff Recomm. (Full): CR is a logical extension of commercial zoning from the west and is consistent with the sector plan proposal for the property. CR zoning is consistent with the property's designation as Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. CA zoning may not be approved in the Rural Area under the policies of the Growth Policy Plan. CR zoning limits the types of commercial uses allowed and has greater landscaping and setback requirements than the requested CA zoning, which will minimize the impact on adjacent residential properties.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CR is a logical extension of commercial zoning from the west.
3. The CR zone allows reasonable commercial use of this parcel, consistent with the Northwest County Sector Plan and the Growth Policy Plan designations.
4. The adjacent CA zoning to the west was approved prior to adoption of the Growth Policy Plan in 2000.
5. This site is located along Hardin Valley Rd., a minor arterial street, is adjacent to CA zoning and is across the street from Hardin Valley Elementary School.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CR zone allows less intense uses, has increased building setbacks and has more landscaping requirements. These restrictions will help to create a smoother transition from the CA zoning to the west to the A zoning to the east and minimize impacts to the surrounding residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes mixed uses for the site, consistent with the proposal.
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CR zoning is permissible within the Rural Area.
3. This request may generate similar requests for zoning changes on some surrounding parcels, consistent with the sector plan proposal for mixed uses in the area.

MPC Action: Approved MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE CR (Rural Commercial)

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

Ordinance Number:

Disposition of Case: Postponed

If "Other": Postponed 1/23 and 2/27/06

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/27/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved as Modified

If "Other":

Amendments:

APPROVED CA GENERAL BUSINESS

Effective Date of Ordinance: