CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-I-05-RZ Related File Number: 12-D-05-SP

Application Filed: 11/7/2005 **Date of Revision:**

Applicant: CARRAHER & WARD, LLC

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west side Reagan Rd.

Other Parcel Info.:

Tax ID Number: 104 011 Jurisdiction: County

Size of Tract: 4.23 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Funeral home and church Density:

Sector Plan: Northwest County Sector Plan Designation: Technology Park

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10415 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: CA (General Business) / TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:05 PM Page 1 of 3

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) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): CA/TO zoning is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. CA/TO zoning is necessary for the existing church to be able to locate a funeral home at this location. The proposal is appropriate because of the site's location at an intersection along an arterial street, adjacent to a business park under development to the east. The residential development to the south is separated from this site by Hardin Valley Rd. The existing church on the western portion of the subject parcel should provide a buffer of the commercial use from a residential subdivision to the west.

 2. CA/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning
- 2. CA/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 3. Commercial uses are appropriate on this parcel, which fronts on Hardin Valley Rd., an arterial street, and is just over a half mile from the interchange with Pellissippi Pkwy.
- 4. The BP (Business & Technology Park) zone is the most appropriate zone within the TP sector plan designation. However, the BP zone does not allow creation of BP sites that are less than five acres in size. Because this site is 4.23 acres in size, the BP zone is not appropriate. CA zoning is more suitable.

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 has the capacity to handle additional trips that would be generated by commercial development of this site.
- 3. The impact to adjacent properties should be minimal. Commercial uses are compatible with surrounding land uses. Review of development plans will be required by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to the Northwest County Sector Plan, the rezoning request is consistent with the sector plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Because the subject property is located within the Technology Overlay district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their December 5, 2005 meeting.
- 4. Approval of these requests may lead to future sector plan and rezoning requests for commercial in the immediate area.

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

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) / TO (Technology Overlay)

Date of MPC Approval: 12/8/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

1/31/2007 12:05 PM Page 2 of 3

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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:05 PM Page 3 of 3