CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-L-07-RZ Related File Number:

Application Filed: 11/1/2007 **Date of Revision:**

Applicant: ROBERT J. BENZ, JR., AND LAURA EDGE



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 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 006.02 Jurisdiction: County

Size of Tract: 1.01 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 85' of right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Law office Density:

Sector Plan: Northwest County Sector Plan Designation: Mixed Uses

Growth Policy Plan: Rural Area

Neighborhood Context: This area is now primarily developed with residential and agricultural uses under A zoning. However, a

school is located to the east, zoned I, and there is a significant amount of CA zoned land to the east

around the intersection of Hardin Valley Rd. and Steele Rd.

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

Street: 11519 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CR (Rural Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): APPROVE CR (Rural Commercial) zoning.

Staff Recomm. (Full): CR zoning is compatible with surrounding development and zoning, is consistent with the sector plan

proposal for the property and is allowable under the guidelines of the Growth Policy Plan.

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. There is a large commercial node developing to the east of this site, at the intersection of Hardin Valley Rd. and Steele Rd., zoned CA. CA is a more intense commercial zone than the requested CR

zoning.

3. The CR zone allows the proposed law office or other commercial use of this parcel, consistent with

the Northwest County Sector Plan and the Growth Policy Plan designations.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.

2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Hardin Valley Rd. is a minor arterial street that has the capacity to handle additional trips that will be generated by this development.

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 regulations will help to create a smoother transition from the CA zoning to the east to the A zoning to the north and west.

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 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: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE CR (Rural Commercial)

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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