

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: 3-B-08-RZ
Application Filed: 1/17/2008
Applicant: JERRY A. DRAIN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Oak Ridge Hwy., southwest of Karns Crossing Ln.
Other Parcel Info.:
Tax ID Number: 78 159 **Jurisdiction:** County
Size of Tract: 0.51 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 22' of pavement width within 135' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Contractor's business office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along a section of Oak Ridge Hwy. which has transitioned to commercial uses under CA zoning. A grocery store, a self-service storage business and some warehouses are located in the vicinity of this site.

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

Street: 7420 Oak Ridge Hwy
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 northeast
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category:

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 CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the northeast, is compatible with surrounding development and is consistent with the sector plan proposal for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The property is surrounded by CA, CB and PC zoning and development, which includes a grocery store and self-service storage facility to the west and a warehouse development directly to the north.
3. The proposed CA zoning is a logical extension of zoning from the northeast and is consistent with the sector plan proposal for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Oak Ridge Hwy. is a major arterial street that should have capacity to handle additional trips that would be generated by new 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. The Northwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area 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 this section of Oak Ridge Hwy.

MPC Action: Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 3/13/2008

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: 4/28/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: