CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:3-H-04-RZApplication Filed:2/10/2004Applicant:LEN JOHNSONOwner:Comparison

PROPERTY INFORMATION

General Location:	Southeast end of Whitten Ln., southeast of Choto Rd			
Other Parcel Info .:				
Tax ID Number:	172 B A 00200,00201,00500, 0070 OTHER: (PART) MAP Jurisdiction: County			
Size of Tract:	3.8 acres			
Accessibility:	Access is via Whitten Ln., a local deadend street with 14 to 15 ft. of pavement within a 40' right-of-way.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Office for Boat Sales Dealer		
Surrounding Land Use:			
Proposed Use:	Restaurant		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This site is part of the marina facilities that have been developed though the years under CA and Agricultural zoning.		

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

Street:

2600 Whitten Ln.

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:	Yes
History of Zoning:	The present commercial zoning and the marina have been in place since the 1950's.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	МРС	ACTION AND DISPOSITION	· · · · · · · · · · · · · · · · · · ·	
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE CR (Rural Commercial) zoning			
Staff Recomm. (Full):	Expansion of commercial zoning to include this portion of the marina facility will bring this site into conformity with county zoning requirements. CR zoning may be permitted within rural designated area of the Knoxville-Knox County Growth Policy Plan; CA zones are not permitted, but may continue where they already exist. The sector plan proposes rural residential use for this site.			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. This site and other properties in the area are currently developed with uses consistent with the CR zoning. 2. The site is developed with a marina that includes a boat sales business on this part of the site. The CR zone will allow for the continuation of this use and consideration of other appropriate uses in this area. 3. The sector plan does not acknowledge the current marina use or CA zoning on portions of the site THE EFFECTS OF THE PROPOSAL 1. Public water is available to serve this site, while public sewer is not. 2. There will be no impact on schools and minimal impact on streets. 3. The CR zoning allows limited commercial uses compatible with the marina facility on the site. However, it does not identify boat sales as a permitted use. Staff has informed the applicant of this issue. The developer will have to work with the Knox County Codes Department to get permits for any new development, which may also require MPC to consider a permitted use determination for the property. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Southwest Sector Plan proposes rural residential use of this site. 2. The Growth Policy Plan identifies this site as rural, which does not allow expansion of the existing CA zone to include site.			
MPC Action:	Approved		MPC Meeting Date: 3/11/2004	
Details of MPC action:				
Summary of MPC action:	APPROVE CR (Rural Commercial)			
Date of MPC Approval:	3/11/2004	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	4/19/2004	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:

Effective Date of Ordinance: