

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-M-04-RZ                      **Related File Number:**  
**Application Filed:** 2/9/2004              **Date of Revision:**  
**Applicant:** TRACI SANDERSON, RUFUS SMITH III AND TOM SMITH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Oak Ridge Hwy., southwest of Pennell Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 158 (PORTION ZONED RB)                      **Jurisdiction:** County  
**Size of Tract:** 12.45 acres  
**Accessibility:** Access is via a local deadend street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the CB zone                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial and Stream Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is at the rear of a developing commercial subdivision that fronts on Oak Ridge Hwy., and is zoned CA.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Front part of property has been zoned CA for years.

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CB (Business and Manufacturing)

Staff Recomm. (Full): CB zoning is compatible with the adjoining CA and F floodway zoning and would place the heavier CB zoning at the back of the commercial development. The northeast portion of this site abutting residential lots is also within the Beaver Creek flood fringe and a no fill boundary which will not allow development and provide a natural open space in that area. (See attached map.) The sector plan proposes commercial use for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The applicant is proposing commercial zoning for this entire site, which is now zoned CA and RB with the CA portion being developed with commercial uses.  
2. Oak Ridge Hwy. access would be provided by the new street built through the CA site to the south,  
3. CB uses are appropriate for this part of the site, which is separated from nearby residences by floodway and flood fringe areas that cannot be developed.  
4. The CB zone allows commercial uses which should be separated from residential development. Development of this site will be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. This proposal will have no impact on schools, and the impact on streets will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes commercial uses for this site. This rezoning request is a reasonable extension of these uses.
- 2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing)

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:

Date of Legislative Appeal:

Effective Date of Ordinance:

