

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-N-05-RZ **Related File Number:**
Application Filed: 2/10/2005 **Date of Revision:**
Applicant: LENOIR CITY UTILITIES BOARD
Owner:

PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north side Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 119 H F 016 **Jurisdiction:** County
Size of Tract: 1.76 acres
Accessibility: Access is via Dutchtown Rd., a minor arterial street with 2 directional lanes and associated turning lanes within 100-140' of right of way, or via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turn lane within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Customer service office for Lenoir City Utilities Board
Surrounding Land Use:
Proposed Use: Any use permitted by CA zone **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with office, residential and commercial uses under OA, OB, A, RA, PC, CA and RP-1 zoning.

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

Street: 501 N. Cedar Bluff Rd
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: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY CA (General Business) zoning.
APPROVE OB (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): OB zoning is a logical extension of office zoning from the north and is compatible with surrounding development. The sector plan proposes low density residential uses for the site.

Comments: The subject property is currently developed with a utility company office building and utility equipment. These uses are permitted under the current A (Agricultural) zoning. However, since rezoning is requested, OB zoning is the best zone for the site, because of the lower impact to residential uses and because it is adjacent to other office zoning. The current use of the property is a permitted use in the OB zone. There is no need to rezone the property to CA.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. OB is a logical extension of office zoning from the north.
- 3. The request is not consistent with the sector plan proposal and would establish a precedent for extending commercial further north on N. Cedar Bluff Rd. and west on Dutchtown Rd.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development that is proposed for the property.
- 3. The proposed CA zoning could have some additional impact on adjacent residential uses. The property is currently used for a utility company office building with a drive-thru facility, with an electric utility substation with significant equipment in the rear.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for the site, not consistent with the proposal. A sector plan amendment was not required in this case because the site is adjacent to an area designated commercial to the southeast and office zoning to the north. It was considered a logical extension of the commercial designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for commercial zoning to the north and west in the future.

MPC Action: Approved MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: DENY CA (General Business) and APPROVE OB (Office, Medical and Related Services)

Date of MPC Approval: 3/10/2005 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: 4/25/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: