

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-O-01-RZ **Related File Number:**
Application Filed: 2/6/2001 **Date of Revision:**
Applicant: DEBRA ROGERS
Owner:

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., southeast of Reagan Rd.
Other Parcel Info.:
Tax ID Number: 104 89.04 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: Access is via Hardin Valley Rd. a four lane ,median divided minor arterial street within a 175' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This residential parcel is part of the rural residential housing pattern that has developed along this section of Hardin Valley Rd. within A zoning. The Technology Overlay is located to the northwest.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) (Referred back to MPC from County Commission to consider OA (Office Park))
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: kp

Staff Recomm. (Abbr.): DENY OA (Office Park) zoning.

Staff Recomm. (Full): County Commission referred this CA zoning request back to MPC for consideration of OA zoning. While an OA office use of this site is more appropriate than uses permitted by CA zoning, it is still out of character with surrounding Agricultural zoning and residential development, and would adversely impact the surrounding housing. The sector plan proposes low density residential use for this site.

Comments: OA zoning of this site would encourage further non-residential zoning requests along this arterial road and erode the residential character of the area. Deed restrictions were presented by abutting property owners, opposing the CA zoning, and these provisions appear to restrict the use of this land to residential use. (See attached restrictions.) The Growth Policy Plan requires that all rezoning requests be consistent with the applicable sector plan, which, in this case, proposes low density residential uses in the Planned Growth Area.

MPC Action: Denied

MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: DENY OA (Office Park)

Date of MPC Approval:

Date of Denial: 5/10/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 4/23/2001

Date of Legislative Action, Second Reading: 5/29/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Other

Disposition of Case, Second Reading: Approved

If "Other": Referred back to MPC to consider OA Office Park zoning

If "Other":

Amendments:

Amendments:

Approved OA Office Park

Date of Legislative Appeal:

Effective Date of Ordinance: