# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-Q-07-RZ Related File Number:

**Application Filed:** 3/5/2007 **Date of Revision:** 

Applicant: BENCHMARK AND ASSOCIATES



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### PROPERTY INFORMATION

**General Location:** Southeast side Hardin Valley Rd., southeast of Reagan Rd.

Other Parcel Info.:

Tax ID Number: 104 08603, 088 Jurisdiction: County

Size of Tract: 3.86 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 200' of

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: Office and Slope Protection Area

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed a mix of uses, including office, medium density, low density and rural residential

and commercial uses under A, RA, OA, PC and CA.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and OA (Office Park)

Former Zoning:

Requested Zoning: CA (General Business)

**Previous Requests:** Adjacent properties were rezoned in 2001 and 2004.

Extension of Zone: Yes, extension of adjacent CA

History of Zoning: MPC approved OA zoning on the subject parcel and the adjacent CA zoning, with sector plan

amendments in 2004 on 4/8/04 (4-CC-04-RZ/4-G-04-SP).

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 on parcel 086.03 only.

DENY CA (General Business) zoning on parcel 088.

Staff Recomm. (Full): The CA zoning on the front of the site is a logical completion of the CA site to the south, which will

square up the zoning line and give the site more CA frontage. OA is more appropriate at the back of

the site, which has slope constraints and is adjacent to large lot residential development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in an area proposed for mixed uses. Light industrial uses are proposed to the north, across Hardin Valley Rd., office and medium density residential and office uses

are proposed to the west, and low density residential uses are proposed to the south.

2. The existing OA zoning on parcel 88 is more appropriate than CA, considering the slope characteristics of that portion of the site and its proximity to rural and low density residential uses. In 2004, staff had recommended OA zoning for the entire site, but MPC and County Commission approved CA on the front parcel and OA on the back parcel, in order to establish a buffer area from the

commercial.

3. Commercial uses would be inappropriate at the back of this site because of the increase in lighting, noise and hours of operation. The OA zoning serves as a transition between the commercial and residential uses.

4. Any steep portion of the site should be protected as the property is developed.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. There will be no impact on schools as a result of this proposal. The street has adequate width and sight distance to handle the additional traffic which will be generated by either office or commercial use of this site.
- 3. The impact of office uses on adjacent properties would be minimal. Commercial uses in the back would be in close proximity to existing and proposed residential development and zoning, and their impact would be significant.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes commercial for parcel 87, consistent with the CA zoning. The plan calls for mostly slope protection on parcel 88, with a little office. Parcel 86.03 is proposed for office uses. A sector plan amendment was not required in this case because it was considered a logical extension of an existing commercial designation.
- 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Staff would anticipate future requests being made for commercial or office plan designations and zoning on nearby properties in this immediate area.

MPC Action: Approved MPC Meeting Date: 5/10/2007

**Details of MPC action:** 

Summary of MPC action: APPROVE CA (General Business) zoning on parcel 104 086.03 only

Date of MPC Approval: 5/10/2007 Date of Denial: Postponements: 4/12/2007

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knox County Commission

Date of Legislative Action: 6/25/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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