

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: 4-TT-03-RZ **Related File Number:** 4-E-03-SP
Application Filed: 3/24/2003 **Date of Revision:**
Applicant: CROSSROADS PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side Tazewell Pike, south of Maloneyville Rd.
Other Parcel Info.:
Tax ID Number: 30 90 **Jurisdiction:** County
Size of Tract: 2.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural /Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 7024
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:
History of Zoning:

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.): APPROVE CR (Rural Commercial) zoning.

Staff Recomm. (Full): CR zoning will allow limited commercial uses to be developed with design standards appropriate for more rural areas. With the standards of the CR zone, the development should be compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The CR zone will allow the applicant's proposed use of mini-storage, as a use on review, for which a site plan must be approved by MPC prior to any development.
2. The proposed use, as well as other permitted uses, developed under CR criteria will be compatible in scale and intensity with the surrounding land uses and zoning pattern.
3. The site, which was once developed with a single family dwelling that has recently been demolished, is relatively level, has adequate sight distance on Tazewell Pike and is suitable for commercial development.
4. Tazewell Pike's posted speed limit in this section is 50 miles per hour, requiring clear sight distance of 500 feet in both directions. This property clearly meets that required sight distance both to the north and south.

THE EFFECTS OF THE PROPOSAL

1. Although the proposed zoning will have some impact on adjacent residential properties, when developed under the CR requirements, the impact should be minimal.
2. The CR zoning district has defined buffer setback areas with landscaping required. It also allows limited commercial uses. The applicant's proposed mini-storage facility will require use on review approval. These requirements will minimize the impact on adjacent properties.
3. Public water utilities are available to serve the site. The site is large enough to be served by septic and sewer could be extended at some point in the future.
4. The proposal will have no impact on schools and minimal impact on streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville / Knox County Growth Policy Plan designates this site as Rural Area. In the Rural Area, the only commercial zones that can be requested are the recently adopted CR and CN zones, which replaced the PC zone. The requested CR zoning is consistent with the policies of the Growth Policy Plan.
2. With the recommended sector plan change to Commercial, limited to CR zoning, the zoning is consistent with the Northeast County Sector Plan.
3. There are spots of commercial zoning along this section of Tazewell Pike, so staff anticipates that there could be more commercial requests in the future.

MPC Action: Denied

MPC Meeting Date: 4/10/2003

Details of MPC action: DENY CR (Rural Commercial) zoning.

Summary of MPC action: DENY CR (Rural Commercial)

Date of MPC Approval: Date of Denial: 4/10/2003

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 4/24/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/27/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

CR Rural Commercial approved

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: