

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. (Applicant requested CA.)

Staff Recomm. (Full): CR zoning is the most appropriate commercial zone that may be permitted in this designated Rural Area on the Growth Policy Plan. The permitted uses and development regulations of the CR zone are appropriate for this site and will minimize the impact on surrounding properties.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and allows a broad range of retail uses.
2. CR is a logical extension of commercial zoning from the northwest.
3. The CR zone allows commercial use of this parcel, consistent with the recommended Northeast County Sector Plan amendment and the Growth Policy Plan designations. CA zoning is not a permitted zone under the policies of the Growth Policy Plan in the Rural Area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are in place to serve the site. Sanitary sewer is not available at this site.
- 2. This proposal will have no impact on schools and a minimal impact on the street system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CR zone allows less intense uses, has increased building setbacks and has more landscaping requirements. These restrictions will help to lessen the impact of commercial development in this rural area, as well as improve the aesthetic quality of the development.
- 4. The subject property has not been surveyed, but the lot area may be larger than the CR zone's lot size requirement of one to four acres. If greater than 4 acres, the lot will have to be subdivided into two or more lots prior to development. Or, if the entire lot is to be used for one development, then a zoning variance will be required.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended sector plan amendment, the proposal is consistent with the Northeast County Sector Plan
- 2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CR zoning is permissible within the Rural Area. The requested CA zoning may not be approved within the Rural Area. The CA zoning to the northwest of the site was approved prior to the existence of the Growth Policy Plan and is not currently developed with commercial uses.
- 3. This request may generate similar requests for zoning changes on some surrounding parcels.

MPC Action: Denied

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: 6/8/2006 Postponements: 5/11/06

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: