

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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www.knoxmpc.org

File Number: 5-J-08-RZ **Related File Number:**
Application Filed: 4/14/2008 **Date of Revision:**
Applicant: JANICE OR GARY HINES

PROPERTY INFORMATION

General Location: South side Longvale Dr., northeast of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 124 J A 002 **Jurisdiction:** County
Size of Tract: 0.74 acres
Accessibility: Access is via Chapman Hwy. a four lane major arterial street, and Longvale Dr., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: To develop with adjoining CB property with uses permitted by CB zone. **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This vacant site is on the edge of residential development zoned RB and adjacent to CB zoning located along Chapman Hwy., a major arterial facility.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE CB (Business & Manufacturing) zoning

Staff Recomm. (Full):

Zoning this site to CB will allow the adjoining CB zoned property of the applicant to be combined with this site to create an appropriately sized property for commercial use since the current depth of 200 ft. is too shallow to accommodate commercial uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
- 2. A portion of the applicant's adjoining property is already zoned CB, and this request is an extension of that zoning along the eastern side of Chapman Hwy. to provide an adequate depth from the highway for commercial development and related parking.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available in the area to serve this site.
- 2. The proposal will have no impact on schools, and Chapman Hwy., a four lane major arterial street should have capacity to handle any additional traffic added by this site's development.
- 3. The CB zoning and permitted commercial development is compatible with surrounding zoning and development on the south side of Longvale Dr. and the southeast side of Chapman Hwy., Longvale Dr. right-of-way separates this site from RB zoned property to the north and the applicant is leaving their adjacent RB zoned residential property along the east side of the property as a buffer use to other residential property in the area.
- 4. The applicant is encouraged to combine this site with the their adjoining CB property fronting on Chapman Hwy to form an adequately sized commercial site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. This request represents a moderate expansion of the adjacent commercial land use pattern along Chapman Hwy. as shown on the sector plan and already zoned CB.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Denied

MPC Meeting Date: 5/8/2008

Details of MPC action:

Denied CB

Summary of MPC action:

Deny CB (Business & Manufacturing) zoning

Date of MPC Approval:

Date of Denial: 5/8/2008

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 6/23/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: