

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: 5-O-08-RZ

Related File Number:

Application Filed: 4/14/2008

Date of Revision:

Applicant: DAVID HURST

PROPERTY INFORMATION

General Location: North side Fountain Valley Dr., west of Maynardville Pike

Other Parcel Info.:

Tax ID Number: 38 N B 011 OTHER: PORTION ZONED PC

Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access is from Fountain Valley Dr., a local street with 25' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in CB zoning

Density:

Sector Plan: North County

Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with warehouse, manufacturing and retail uses under CA, CB, I and PC zoning.

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

Street: 3929 Fountain Valley Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted

Extension of Zone: Yes, extension of CB from the east

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CB (Business & Manufacturing) zoning.

Staff Recomm. (Full): CB is an extension of zoning from the east, is compatible with the surrounding development and zoning pattern and is consistent with the sector plan designation for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CB zoning will allow uses compatible with the scale and intensity surrounding land uses and zoning pattern. The majority of the surrounding area is zoned I (Industrial), which is a more intense zone than the requested CB.
2. CB is an extension of zoning from the east.
3. CB zoning is consistent with the sector plan designation for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools and a minimal impact on streets.
3. The proposed zoning change will have minimal impact on adjacent properties.
4. If approved, this zoning change will eliminate the PC (Planned Commercial) requirement for use on review plan review by MPC. But all of the surrounding properties are in some type of non-planned zone, so the request is appropriate. The commercial properties to the north, fronting on Neal Dr., are mostly zoned PC, but the subject property does not front on Neal Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for this site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to future requests for CB zoning. Most surrounding property is already zoned CB, or some other non-residential, non-planned zone.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing)

Date of MPC Approval: 5/8/2008

Date of Denial:

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: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: