

# 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-Q-07-RZ                      **Related File Number:**  
**Application Filed:** 4/9/2007              **Date of Revision:**  
**Applicant:** JOHN S. DRUMMER

### PROPERTY INFORMATION

**General Location:** Southwest side Steele Rd., northwest of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 005                      **Jurisdiction:** County  
**Size of Tract:** 4.49 acres  
**Accessibility:** Access is via Steele Rd., a minor collector street with 21' of pavement width within 65' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Commercial                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses and a school under Agricultural, PR and Industrial zoning. Some commercial development is located to the east and is proposed directly to the south of Hardin Valley Rd., under CA zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** CR (Rural Commercial)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** Property was zoned CR in 2004 (8-P-04-RZ).  
**Extension of Zone:** Yes, extension of CA from the south  
**History of Zoning:** Property was rezoned CR in 2004 (8-P-04-RZ).

### 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 CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the south and is consistent with the sector plan proposal for the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.  
2. CA is a logical extension of zoning from the south.  
3. The CA zone allows commercial use of this parcel, consistent with the Northwest County Sector Plan proposal.  
4. Rezoning of this site to CA will allow the three parcels on the northwest corner of Hardin Valley Rd. and Steele Rd. to be developed under one zoning category, if desired.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. This proposal will have no impact on schools and minimal impact on the street system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes mixed uses for the site, consistent with the proposal.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for zoning changes on some surrounding parcels, consistent with the sector plan proposal for mixed uses in the area. However, all property to the west and north of this site is designated as Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which would limit the number of zoning districts available.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 5/10/2007

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: 6/25/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**