

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-A-03-RZ **Related File Number:**
Application Filed: 4/10/2003 **Date of Revision:**
Applicant: HORN OF PLENTY - MIKE TRAGESSER
Owner:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, east of Old Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 105 O G 013 **Jurisdiction:** County
Size of Tract: 10500 square feet
Accessibility: Access is via Middlebrook Pike a four lane median divided minor arterial street, and old Cedar Bluff Rd., a local street with 36' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Nursery
Surrounding Land Use:
Proposed Use: Nursery (for the sale of mulch, flowers and trees) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the commercial development found around the intersection of Middlebrook Pike and Cedar Bluff Rd. within CA zoning.

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

Street: 9130 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property along this section of Middlebrook Pike has been rezoned to CA in the last few years.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning

Staff Recomm. (Full): CA zoning of this site is consistent with other commercial zoning and development found in the area. The sector plan proposes commercial use for this site.

Comments: The applicant is proposing to use this part of his property with the adjacent commercial store located to the west and zoned CA for commercial use.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Part of the property is already zoned CA (General Business), which allows retail uses.
- 2. CA zoning would allow all the property to be used in a manner similar to what is found on a portion of it.
- 3. The proposed use and other permitted uses in the CA zone are compatible with the scale and intensity of uses to the north and west.

THE EFFECTS OF THE PROPOSAL

- 1. West Knox Utility has water and sewer utilities available to this site. The rezoning to CA will not result in any additional demands on schools or streets.
- 2. The zoning change with the conditions proposed will not have a significant impact on the adjacent properties, which are zoned Agricultural and PR and developed with a residence and apartments. Presently, two-thirds of the site is already zoned CA.
- 3. The Agricultural zoning to the east would allow agricultural activities similar to those proposed for this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes commercial use for the site.
- 2. The zoning change will allow the entire site to be developed for commercial use as proposed by the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/25/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: