

# 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  
w w w • k n o x m p c • o r g

**File Number:** 6-F-07-RZ                      **Related File Number:** 6-B-07-SP  
**Application Filed:** 4/13/2007              **Date of Revision:**  
**Applicant:** BASH GROUP, LLC

### PROPERTY INFORMATION

**General Location:** East end of Lake Springs Rd., north side I-40, east of Huckleberry Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 73 J B 002    OTHER: 073-036                      **Jurisdiction:** County  
**Size of Tract:** 9.84 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Mini warehouses, covered storage for RV's and boats, RV rentals              **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** MDR and LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and PR (Planned Residential) @ 1-8 du/ac  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial)  
**Previous Requests:** Portion of property was amended to MDR and rezoned to PR in 2005 (10-AA-05-RZ/10-C-05-SP)  
**Extension of Zone:**  
**History of Zoning:**

### 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 PC (Planned Commercial) zoning.  
SUBJECT TO THE FOLLOWING 2 CONDITIONS:

**Staff Recomm. (Full):**

1. A minimum 20 feet wide Type "A" dense evergreen landscaping buffer screen must be installed along all property lines adjacent to residential/agricultural zoning. (See attached.) No buildings, fences or parking/storage areas shall be located within this buffer area.
2. No access to the site shall be from Wooddale Woods Way in the eastern portion of the site.

With the above conditions, as well as the required use on review, staff feels that the site can be developed in such a way to be compatible with the adjacent residential development, as well as re-establish a sufficient buffer area from the interstate.

**Comments:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located near the developing commercial interchange at Strawberry Plains Pike and I-40, which is located about three quarters of a mile away via Lake Springs Rd. east to Huckleberry Springs Rd. north to Strawberry Plains Pike southwest. The site is about a half mile away in actual distance.
2. The site has 1500 feet of frontage on the interstate, which is more appropriate for commercial development than residential. Billboards are not permitted within the PC zoning district.
3. There is substantial commercial development to the west of the site, less than 800 feet away, zoned C-4. The applicant also owns the closest C-4 commercial property, on the west side of Huckleberry Springs Rd.
4. PC zoning, with the recommended conditions, will allow development of businesses at this location, but will require use on review approval prior to development. Staff feels that with the planned zone, the development can be allowed in such a way to minimize the impact to adjacent residential properties and perhaps improve the buffer between the residences and the interstate.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The access to the site will be from Lake Springs Rd. only, which has sufficient pavement width of 21' and leads back to Huckleberry Springs Rd., a minor arterial street that is already developed with commercial uses.
3. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscape buffering, lighting, layout and traffic circulation, as well as other development concerns.
4. There is an existing residential structure on the site, which is proposed to be used for office space and a dwelling unit for use as living quarters for an on-site employee and night watchman. This arrangement will have to be documented on the development plans, as well as in the PC-required protective covenants that will be established as part of the use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, PC zoning is consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area, especially to the west of this site. Staff would not likely support any commercial requests to the north or west of this site at this time.

**MPC Action:** Approved

**MPC Meeting Date:** 6/14/2007

**Details of MPC action:** 1. A minimum 20 feet wide Type "A" dense evergreen landscaping buffer screen must be installed along all property lines adjacent to residential/agricultural zoning. (See attached.) No buildings, fences

or parking/storage areas shall be located within this buffer area.  
2. No access to the site shall be from Wooddale Woods Way in the eastern portion of the site.

**Summary of MPC action:** APPROVE PC(k) (Planned Commercial) subject to 2 conditions

**Date of MPC Approval:** 6/14/2007

**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:** 7/23/2007

**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:**