

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 I (Industrial) zoning on a portion of the site. (See attached MPC staff recommendation map for specific area).

Staff Recomm. (Full): I zoning is an extension of zoning from the south and, with the recommended reduced area, is compatible with surrounding development and zoning. The reduced area will keep development off of the steeper sloped areas, while preserving a buffer area from the adjacent residential areas.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is an extension of zoning from the south and will allow the existing business to the west, zoned CB, to expand its operations to this site.
3. Similar development and zoning exists on properties fronting along this section of Rutledge Pike. Several tracts of land in the area are currently zoned either I, CA, CB or PC.
4. The recommended reduction of the area to be amended and rezoned will keep development off of the steeper slopes and help to maintain an acceptable buffer between this proposed development and the existing residential development to the southeast. The excluded area will serve as a natural buffer from the residential area if it remains undeveloped.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street, capable of handling the additional trips that may be generated by this development. If Woods Creek Rd. is to be used for vehicle access to this site, some improvements may be necessary. The applicant will be expected to work with the Knox County Department of Engineering and Public Works in making any needed improvements.
3. The proposal is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment to heavy industrial, the proposed I zoning would be consistent with the Northeast County Sector Plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial or industrial zoning in the immediate area. Individual requests will need to be reviewed on a case by case basis.

MPC Action: Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action: APPROVE I (Industrial) zoning on a portion of the site. (See attached MPC recommendation map for specific area).

Date of MPC Approval: 6/12/2008

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: 7/28/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: