

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-G-08-RZ                      **Related File Number:** 6-D-08-SP  
**Application Filed:** 5/2/2008                      **Date of Revision:**  
**Applicant:** BULLDOG DEVELOPMENT, LLC

### PROPERTY INFORMATION

**General Location:** South side Hammer Rd., north side I-40, west of Union School Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 111    **Jurisdiction:** County  
**Size of Tract:** 9.6 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Storage    **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 6828 Hammer Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**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.):

DENY CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning allows uses that would be out of character with surrounding development and zoning.

Comments:

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

- 1. The proposal is not consistent with the established rural residential pattern in this area.
- 2. The sector plan's current proposal for low density residential uses on the both sides of Hammer Rd. is appropriate and should not be changed for this site only.
- 3. Allowing commercial uses at this site would permit incompatible businesses in close proximity to residential uses.
- 4. The small CB zoned site to the west was rezoned specifically for a billboard many years ago, prior to sector plan amendments being required with rezoning requests. A billboard does exist on the adjacent site. If the subject property were approved for CA zoning, a billboard would be a permitted use on this site also. However, the County has a separation requirement of 1,000 feet between billboards along the interstate. There is not enough interstate frontage available along this site to construct one on the subject property, unless a variance is approved to allow less than the required 1,000 feet separation. There is also some CA zoning to the east of the site, along the interstate, which was also zoned specifically for billboards, prior to sector plan amendment requirements.

**THE EFFECTS OF THE PROPOSAL**

- 1. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site.
- 2. The proposal would have no impact on schools. Depending on how the property were developed, the street could be negatively impacted with additional traffic generated from a commercial use.
- 3. Commercial uses can have detrimental impacts on residential properties with the potential for increased noise, lighting, signage and traffic.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The East County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow commercial development at this location. The proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.
- 2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Allowing commercial use of the subject property could lead to future requests for commercial in the area, promoting further intrusion into the existing rural residential area.

MPC Action:

Denied

MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action:

DENY CA (General Business)

Date of MPC Approval:

Date of Denial: 6/12/2008

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**