

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: 6-H-06-RZ **Related File Number:** 6-A-06-SP
Application Filed: 5/11/2006 **Date of Revision:**
Applicant: W C DEVELOPMENT (REFERRED BACK FROM COUNTY COMMISSION)

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., east side Thompson Rd
Other Parcel Info.:
Tax ID Number: 104 141.01 **Jurisdiction:** County
Size of Tract: 3.86 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office retail use **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was rezoned to PR in 2004. (7-GG-04-RZ)
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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY CA (General Business) zoning based on denial of the sector plan amendment
RECOMMEND that County Commission APPROVE OA (Office Park) zoning

Staff Recomm. (Full):

CA zoning would be out of character with the surrounding zoning and development and inappropriate due to steep slopes on portions of this site. OA or OB zones are the most intensive non-residential uses which should be considered for this property.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The subject property has A, and PR zoning on three sides and is adjacent to a single family residence which would be adversely impacted by commercial uses that would be permitted under the proposed CA (General Business) zoning.
2. A commercial designation and CA zoning on this site would be out of character with the surrounding residential/technology uses and zoning, but OA zoning for this parcel backing up to residential uses and across Hardin Valley Rd. from TP uses would be an appropriate land use pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CA zone provides for a wide range of business uses. The nature of such businesses is to attract large volumes of automobile traffic and to have adverse effects on surrounding properties with noise, lights, odors and congestion.
2. An OA zone would limit uses to professional and business office uses whose hours of operation and traffic generation rates would be expected to be compatible with nearby residential uses.

THE EFFECTS OF THIS PROPOSAL:

1. Public water and sewer are available to serve the site.
2. The proposal will have minimal impact on streets and no impact on schools.
3. Approval of the requested sector plan amendment and rezoning may lead to additional commercial uses being requested in the area, leading to strip commercial development along this section of Hardin Valley Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The requested sector plan amendment to C (Commercial) or O (Office) is required in order to approve the either CA or OA zoning for this site.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. It is expected that the approval of this plan amendment and rezoning would lead to additional similar requests in this area.

MPC Action:

Approved

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

RECOMMEND that County Commission APPROVE OA (Office Park) zoning consistent with the amended sector plan.

Date of MPC Approval:

2/12/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 6/19/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 12/15/2008

Date of Legislative Action, Second Reading: 3/23/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading: Approved

If "Other": Postponed 7/24/2006 - 11/17/2008, Refer back to MPC 12/15/2008

If "Other":

Amendments:

Amendments:

Postponed 7/24/2006 - 11/17/2008, Refer back to MPC 12/15/2008

Date of Legislative Appeal:

Effective Date of Ordinance: