

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-J-06-RZ **Related File Number:** 6-C-06-SP
Application Filed: 5/2/2006 **Date of Revision:**
Applicant: BEARDEN LAND COMPANY
Owner:

PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 119 H F 014 **Jurisdiction:** County
Size of Tract: 1.13 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Day care facility
Surrounding Land Use:
Proposed Use: Coffee house **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 513 N Cedar Bluff Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: Day care facility
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CN (Neighborhood Commercial) zoning.

Staff Recomm. (Full): CN zoning will allow the redevelopment of the site for a coffeehouse, but will require appropriate landscaping and building setbacks to lead to a quality development that will be compatible with adjacent land uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CN zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and allows a broad range of retail uses.
2. CN has a more limited list of permitted uses than other commercial zones such as CA and CB, and will require appropriate landscaping and building setbacks to lead to a quality development that will be compatible with adjacent land uses.
3. The site's location at a signalized intersection of a collector and arterial street make it very desirable for commercial use, especially for the proposed coffeehouse.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and a minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CN zone allows less intense uses, has increased building setbacks and has more landscaping requirements. These restrictions will help to lessen the impact of commercial development in this area, as well as improve the aesthetic quality of the development.
4. If the proposed coffeehouse is to include a drive-through facility, then MPC use on review approval of the site plan will be required prior to development of the site. The CN zone requires use on review approval when a permitted use includes drive-through or drive-in facilities.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment to neighborhood commercial, CN zoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for zoning changes to commercial on some nearby parcels, especially office zoned parcels to the south.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE CN (Neighborhood Commercial)

Date of MPC Approval: 6/8/2006

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: 7/24/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: