

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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www.knoxmpc.org

File Number: 6-O-04-RZ **Related File Number:**
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: SONYA KIRBY JOHNSON
Owner:

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 16.01 **Jurisdiction:** County
Size of Tract: 1.38 acres
Accessibility: Access is via Hardin Valley Rd., a 4 lane, median divided facility.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Any use permitted in LI zone **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of mixed uses that include residences, offices and industrial uses within LI, I, OA, RA, F, and A zones.

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

Street: 10231 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: LI (Light Industrial) and F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjoining site was zoned LI in 2003.(7-J-03-RZ/7-B-03-SP)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) and F (Floodway) zoning

Staff Recomm. (Full): LI zoning is consistent with other recent zoning changes that have been approved in this area and is compatible with the surrounding zoning pattern. The sector plan proposes LI (Light Industrial) uses for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The light industrial zoning is needed to develop this site with a business use.
2. Light industrial zoning of the site will accommodate a business use while providing a small expansion of adjacent LI zoning from the west.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available to serve the site.
2. The request will not have any impact on the school system.
3, The impact to the streets will be minimal, especially with the Hardin Valley Rd. improvements recently completed in this area.
4. The zoning of the site for light industrial development will have minimal impact on adjacent properties since the area to the west of the site is already zoned Light Industrial.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS
1. The sector plan proposes light industrial zoning for the site.
2. If approved, this request could lead to future light industrial requests within this area based on the Northwest County Sector Plan recommendation.

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial) and F (Floodway)

Date of MPC Approval: 6/10/2004 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: 7/26/2004 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: