

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-P-06-RZ **Related File Number:** 6-E-06-SP
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: ROBERT W. BEDWELL
Owner:

PROPERTY INFORMATION

General Location: North side Oak Ridge Hwy., east of Pebblepass Rd.
Other Parcel Info.:
Tax ID Number: 89 209.01, 209.02 & 209.03 **Jurisdiction:** County
Size of Tract: 3.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Retail center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR and SLPA
Growth Policy Plan: Rural 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: A (Agricultural) and RB (General Residential)
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:

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. (Applicant requested CA.)

Staff Recomm. (Full): CN is an allowable zone within the Rural Area on the Growth Policy Plan Map, whereas CA is not permissible. CN zoning will allow the property to be used for a wide variety of compatible neighborhood commercial uses which will serve the surrounding residential uses, as well as Oak Ridge Hwy. users.

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 zoning allows reasonable use of the property, consistent with the policies of the Growth Policy Plan.
3. The CN zone allows commercial use of this parcel, consistent with the recommended amendment to the Northwest County Sector Plan and the Growth Policy Plan designations. CA zoning is not a permitted zone under the policies of the Growth Policy Plan in the Rural Area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed.
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 rural area, as well as improve the aesthetic quality of the development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended sector plan amendment, the proposal is consistent with the Northwest County Sector Plan
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CN zoning is permissible within the Rural Area. The requested CA zoning may not be approved within the Rural Area. The CA zoning to the southeast of the site was approved prior to the existence of the Growth Policy Plan.
3. This request may generate similar requests for zoning changes on nearby parcels.

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 as Modified Disposition of Case, Second Reading:

If "Other":

Amendments:

Approved CA for parcel 209.03 and CN for remainder

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: