

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: 7-B-06-RZ **Related File Number:** 7-A-06-SP
Application Filed: 6/9/2006 **Date of Revision:**
Applicant: PJT, LLC
Owner:

PROPERTY INFORMATION

General Location: East side Meadowrun Ln., west side Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 90 D B 024 **Jurisdiction:** County
Size of Tract: 0.98 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Structure
Surrounding Land Use:
Proposed Use: Commercial Strip Center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 3224 Meadowrun Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full):

Comments: The subject property is adjacent to an established residential neighborhood to the south. However, the property fronts along Oak Ridge Hwy., a major arterial. It is in staff's opinion that this area has developed primarily with office and commercial uses, with Karns Elementary and Middle Schools located to the north and south of the subject property. Due to the increased amount of development taking place in this area, the applicant will be required to contact TDOT in order to receive an entrance permit onto Oak Ridge Hwy. This applicant has submitted an additional request for the property across Meadowrun Ln. (090DB010) to rezone from RA (Low Density Residential) to OA (Office Park).

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern that have been established in this area of Karns.
- 2. CA zoning is compatible with other properties in the immediate area that are zoned OA and CA.
- 3. CA zoning is a logical extension of the commercial zoning to the north and east.

EFFECT OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools.
- 3. The recommended CA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences to the south will be minimal with the uses permitted in the General Business zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to the Northwest County Sector Plan for commercial for this site, CA zoning is compatible with the sector plan.
- 2. This site is located within the Planned Growth Area on the Growth Policy Plan map.
- 3. This request may lead to future sector plan and rezoning requests in the immediate area, as this property and others located around this area develop.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 7/13/2006

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: 8/28/2006

Date of Legislative Action, Second Reading: 10/23/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied

If "Other": Postponed 8/28, 9/25

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: