

# 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:** 7-H-08-RZ                      **Related File Number:** 7-A-08-SP  
**Application Filed:** 6/2/2008              **Date of Revision:**  
**Applicant:** ROBERT PRYOR

### PROPERTY INFORMATION

**General Location:** Southwest side Pennell Ln., northwest of Oak Ridge Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 154.01                      **Jurisdiction:** County  
**Size of Tract:** 6.18 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential and lawn care business  
**Surrounding Land Use:**  
**Proposed Use:** Residential and lawn care business                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR & STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 6927 Pennell Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density 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:

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.):** RECOMMEND that County Commission APPROVE CA (General Business) zoning on southwest corner of the site only, consistent with the sector plan, as amended, subject to 1 condition.

**Staff Recomm. (Full):** 1. There shall be no access to the commercial use from Pennell Ln. Alternative access to this site through adjacent CA zoned areas must be obtained for commercial use to be permitted.

With the above condition, CA is compatible with surrounding development and zoning and is an extension of zoning from the south and west.

**Comments:**

REZONING REQUIREMENTS:

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

1. The proposal is an extension of zoning and plan designation from the south and west, and will allow the existing business on site to continue operations, if alternative access can be obtained.
2. Commercial development and zoning exists on properties to the south and west on properties fronting along Oak Ridge Hwy. or Karns Valley Ln. Several adjacent properties have been rezoned to commercial since 2003, changing the general character of this area.
3. The recommended reduction of the area to be amended and rezoned will keep commercial development away from the existing residential use to the east along Pennell Ln., but will allow the existing commercial-type building, located in this portion of the site, to continue to be used for commercial purposes, as long as alternative access can be obtained. It will also keep commercial development away from the stream protection area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CA zone, as described in the zoning ordinance, is appropriate for commercial uses at locations near other commercial properties, with convenient access to major arterial streets.
2. The proposed use of the property requires CA zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available in the area.
2. The proposal will have no impact on schools. If alternative access is obtained, access will be to either Karns Valley Ln. or Oak Ridge Hwy., either of which can handle the additional trips that would be generated by commercial use of this site.
3. The recommendation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended sector plan amendment to commercial, the proposed CA zoning would be consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial zoning in the immediate area. However, the sector plan does not support any non-residential uses to the north or east of this site. Most properties designated for commercial use have been rezoned as such.

**MPC Action:** Approved

**MPC Meeting Date:** 11/13/2008

**Details of MPC action:** 1. There shall be no access to the commercial use from Pennell Ln. Alternative access to this site through adjacent CA zoned areas must be obtained for commercial use to be permitted.

**Summary of MPC action:** RECOMMEND that County Commission APPROVE CA (General Business) zoning on southwest corner of the site only, consistent with the sector plan amendment subject to 1 condition that there shall be no access to the commercial use from Pennell Ln. Alternative access to this site through adjacent

CA zoned areas must be obtained for commercial use to be permitted.

**Date of MPC Approval:** 11/13/2008      **Date of Denial:**      **Postponements:** 7/10/2008-10/9/2008  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 12/15/2008

**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:**