

# 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

**File Number:** 8-B-02-RZ      **Related File Number:** 8-A-02-SP  
**Application Filed:** 7/9/2002      **Date of Revision:**  
**Applicant:** JACK SUMNER  
**Owner:**

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Northeast side Watt Rd., south of I-40/75  
**Other Parcel Info.:**  
**Tax ID Number:** 151 4 (PART) OTHER: (MAP ON FILE.)      **Jurisdiction:** County  
**Size of Tract:** 5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Light industrial -wood products, and heavy equipment sales and storage.      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This recently graded, level site is surrounding by property zoned CB PR and A and developed with scattered single family residences. The property to the south is within the Town of Farragut.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR in 1993. (3-A-93-RZ)

### 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.):

DENY CB (Business and Manufacturing) zoning based on the sector plan amendment denial.

Staff Recomm. (Full):

CB zoning permits many uses such as manufacturing, truck and heavy equipment sales, and warehousing and distribution, which would be out of character with adjacent residential land uses. The adjoining CB property to the north is not developed, while the radio station developed to the west has little adverse impact on nearby residences. The sector plan proposes slope protection and low density residential use for this site.

Comments:

The property zoned CB to the north has steep slopes, which range from 20% to 30%. This steep area is not likely to be developed.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 8/8/2002

Date of Withdrawal:

9/12/2002

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: