

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: 8-C-04-RZ **Related File Number:**
Application Filed: 7/13/2004 **Date of Revision:**
Applicant: KNOX COUNTY SCHOOLS
Owner:

PROPERTY INFORMATION

General Location: South side E. Gov. John Sevier Hwy., east of Nichols Rd.
Other Parcel Info.:
Tax ID Number: 125 4.03 **Jurisdiction:** County
Size of Tract: 6.47 acres
Accessibility: South side Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Storage building facility
Surrounding Land Use:
Proposed Use: Public school facility expansion **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a rural residential development area that has developed under RA and A zones.

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

Street: 1100 E. Governor John Sevier Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property was zoned CA for a school bus facility in 1999.
Extension of Zone: Yes
History of Zoning: Property was zoned CA in 1999 (8-D-99-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.): APPROVE A (Agricultural) zoning

Staff Recomm. (Full): Agricultural zoning is compatible with surrounding rural residential development and with the public school use proposed for this site. The sector plan proposes rural residential use for this site.

Comments: The Knox County School system will be using this site for school administration activities that are permitted under the requested A zone.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Agricultural is a logical extension of surrounding zoning.
- 3. The A zone, as proposed, will allow development of the property with public school related uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. This proposal have minimal impact on the street system and will allow the possible consolidation of school uses onto one site. At some point in the future, the school system may want to combine this site with the school site located to the south (New Hope School.)
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential uses for the site, consistent with A zoning.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 8/12/2004

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: 9/27/2004

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:

