

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-D-07-RZ

Related File Number: 8-B-07-SP

Application Filed: 6/25/2007

Date of Revision:

Applicant: TIM WOODS

PROPERTY INFORMATION

General Location: Northeast side Byington Solway Rd., northwest of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 90 088

Jurisdiction: County

Size of Tract: 4.32 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and storage building

Surrounding Land Use:

Proposed Use: Storage of school buses

Density:

Sector Plan: Northwest County

Sector Plan Designation: Stream Protection and Office

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 2816 Byington Solway Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)

Former Zoning:

Requested Zoning: CA (General Business) and F (Floodway)

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.):

APPROVE CA (General Business) and F (Floodway) zoning.

Staff Recomm. (Full):

CA and F zoning for this site is compatible with the surrounding land uses and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Most surrounding zoning is I, which allows CA uses also, but also allows heavy industrial uses.
- 3. The CA zone allows commercial use of this parcel, on the northeast portion of the site closest to the school, that is not impacted by the floodway and floodplain. The current Stream Protection plan designation and Floodway zoning will not change as a result of this proposal.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will depend upon the type of development proposed, but the site is located on a collector street.
- 3. The proposal is compatible with the surrounding zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment, the zoning is consistent with the Northwest County Sector Plan.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for zoning changes on some surrounding parcels that are still zoned Agricultural.

MPC Action:

Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business) and F (Floodway)

Date of MPC Approval:

8/9/2007

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:

9/24/2007

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: