

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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: 8-E-13-RZ **Related File Number:** 8-B-13-SP
Application Filed: 7/1/2013 **Date of Revision:** 7/15/2013
Applicant: MPC FOR JACK WALKER

PROPERTY INFORMATION

General Location: South side Tillett Ln., northeast of Corryton Rd.
Other Parcel Info.:
Tax ID Number: 6 M B 005 & 006 **Jurisdiction:** County
Size of Tract: 0.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Rural commercial **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Neighborhood Commercial
Growth Policy Plan: Rural Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: RC (Rural Commercial)

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 CR (Rural Commercial) zoning.

Staff Recomm. (Full): CR is a logical extension of zoning from the south and is consistent with the recommended sector plan amendment to RC.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed CR zoning is consistent with the recommended Northeast County Sector Plan proposal for the site.
3. CR zoning is appropriate for this site and is an extension of zoning from the south.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CR zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
2. Based on the above description, the subject parcel is appropriate for CR zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Approval of CR zoning for this site will allow the applicant to expand commercial uses to the north, directly adjacent to the existing facilities, rather than to the east, in close proximity to residential uses.
2. The impact to the street system will be minimal, as the commercial uses in the area are already established. The additional traffic impact will depend on the type of commercial uses developed. Tillett Ln. has a very narrow pavement width leading to and in front of the subject property. Large commercial vehicles should not access the site from Tillett Ln. through the subject properties.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to RC, the proposed CR zoning is consistent with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for CR or CN zoning on surrounding properties currently zoned Agricultural or RB. The sector plan proposes neighborhood commercial uses for the four properties to the north and west of the subject parcel.
4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE CR (Rural Commercial).

Date of Approval: 8/8/2013

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: 9/23/2013

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:

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