

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

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

File Number: 8-O-04-RZ **Related File Number:**
Application Filed: 7/14/2004 **Date of Revision:**
Applicant: KATHERINE WYROSDICK FOR THOMAS FORD
Owner:

PROPERTY INFORMATION

General Location: South side Hall Dr., south of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 PART OF 185 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 2.14 acres
Accessibility: Access is via Hall Rd., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Landscape contracting business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 9906 Hall Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes
History of Zoning: A sector plan amendment for commercial designation was approved by MPC 7/8/04.

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 CA (General Business) zoning, consistent with the revised request from the applicant (see attached letter and map)

Staff Recomm. (Full): Deepening the existing CA zone will accommodate the applicant's landscaping business on this site and will be consistent with the recent sector plan amendment for this property, as revised by the applicant.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning expansion is consistent with the recent sector plan amendment approved for the property by MPC.
2. CA is a logical extension of zoning from the north.
3. The CA zoning, as proposed, will allow development of a landscaping business on this vacant property.

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 and minimal impact on the street system.
3. The proposal is compatible with the nearby zoning, and the impact on adjacent properties will be minimal.
4. The Engineering Department reports that there is a sink hole on the site that must be protected.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. A recent Northwest County Sector Plan amendment was recommended for approval to allow commercial use of the site, consistent with CA zoning. The applicant will request a revised sector plan amendment when the amendment is considered by County Commission at their August, 2004, meeting. The amendment will correspond with the revised rezoning request.
2. The site is located within the Urban 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 CA (General Business)

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: