

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-P-04-RZ **Related File Number:**
Application Filed: 7/12/2004 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: Southwest side Steele Rd., northwest of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 117 005 **Jurisdiction:** County
Size of Tract: 4.5 acres
Accessibility: Access is via Steele Rd., a minor collector street with 21' of pavement width within 65' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Personal service / professional office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Rural Area
Neighborhood Context: This area has been developed with residential uses and a school under Agricultural, PR and Industrial zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: None noted
Extension of Zone: Not an extension of CR, but it is an extension of commercial zoning from the south.
History of Zoning: None noted for this site.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CR (Rural Commercial) zoning.

Staff Recomm. (Full): CR is a logical extension of commercial zoning from the north and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CR is a logical extension of commercial zoning from the south.
3. The CR zone allows commercial use of this parcel, consistent with the Northwest County Sector Plan and the Growth Policy Plan designations.

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 surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CR zone allows less intense uses, has increased building setbacks and has more landscaping requirements. These restrictions will help to create a smoother transition from the CA zoning to the south to the A zoning to the north.
4. The subject property's lot area of 4.5 acres is larger than the CR zone lot size requirement of one to four acres. The lot will have to be subdivided into two or more lots prior to development. Or, if the entire lot is to be used for one development, then a zoning variance will be required.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes mixed uses for the site, consistent with the proposal.
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CR zoning is permissible within the Rural Area.
3. This request may generate similar requests for zoning changes on some surrounding parcels, consistent with the sector plan proposal for mixed uses in the area.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE CR (Rural Commercial)

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: