

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: 9-K-03-RZ **Related File Number:** 9-E-03-SP
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: MULCH PROPERTY COMPANY, KNOXVILLE, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Everett Rd., west of Yarnell Rd.
Other Parcel Info.:
Tax ID Number: 141 41.14 **Jurisdiction:** County
Size of Tract: 14.45 acres
Accessibility: Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Mulching operation
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Ag / RR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of rural residential and business uses that have developed with CB and A zones.

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

Street: 1215 Everett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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.): DENY CB (Business & Manufacturing) zoning, consistent with the sector plan recommendation to deny.

Staff Recomm. (Full): CB zoning of this site conflicts with the recently updated Northwest County Sector Plan, which proposes Agricultural/Rural Residential uses for this site. The existing mulching operation can continue under the Agricultural zoning.

Comments:

MPC Action: Denied

MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action: DENY CB (Business and Manufacturing)

Date of MPC Approval: Date of Denial: 9/11/2003

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 9/22/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 10/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved CB Business & Manufacturing for a reduced area

Date of Legislative Appeal:

Effective Date of Ordinance: