

▶ **FILE #:** 10-I-06-RZ

AGENDA ITEM #: 80

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** **F. THOMAS AND REBECCA BALDUS**

OWNER(S): BALDUS F THOMAS & REBECCA H

TAX ID NUMBER: 78 152

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side Oak Ridge Hwy., southwest of Pennell Ln.**

▶ **APPX. SIZE OF TRACT:** **2.2 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width within 100-115' of right of way.

UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** **RA (Low Density Residential)**

▶ **ZONING REQUESTED:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Retail/office**

EXTENSION OF ZONE: Yes, extension of CA from the east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Vacant land / RA (Low Density Residential)
 South: Oak Ridge Hwy. - Offices / CB (Business & Manufacturing)
 East: Dwellings / CA (General Business) and RA (Low Density Residential)
 West: Dwellings / CA (General Business) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The properties fronting on Oak Ridge Hwy. in this area are developed with a mix of residential and commercial uses under A, RA, CA and CB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the east and west, is compatible with surrounding development and is consistent with the sector plan proposal for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The property is surrounded by CA and CB zoning and development, which includes a grocery store to the west and an office development directly to the south across Oak Ridge Hwy.
3. The proposed CA zoning is a logical extension of zoning from the east and west and is consistent with the sector plan proposal for the site.

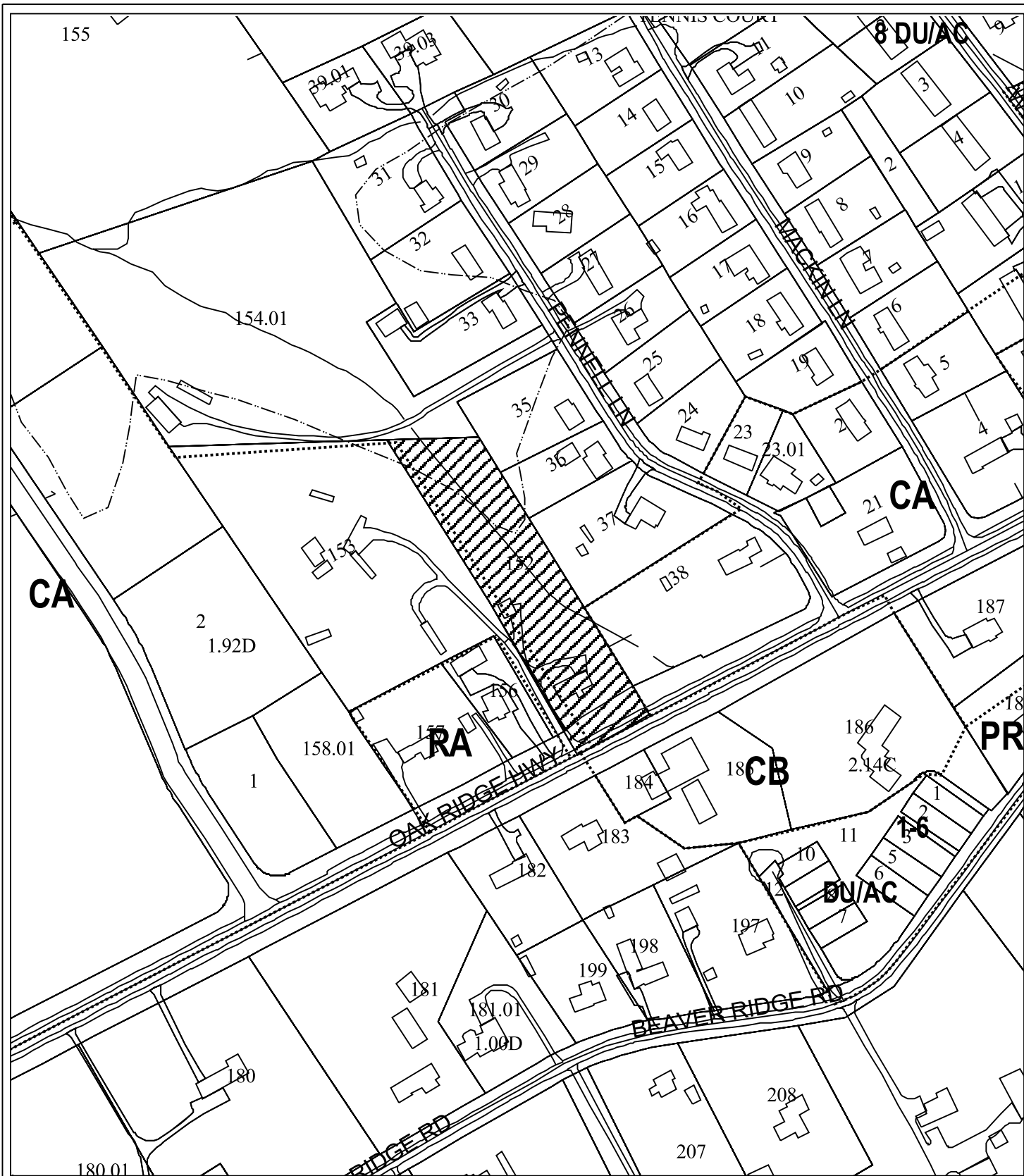
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Oak Ridge Hwy. is a major arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, consistent with the sector plan proposal for this section of Oak Ridge Hwy.

If approved, this item will be forwarded to Knox County Commission for action on 11/20/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-I-06-RZ
REZONING**

Petitioner: F. Thomas and Rebecca Baldus

Map No: 78

Jurisdiction: County



From: RA (Low Density Residential)

To: CA (General Business)

Original Print Date: 09/26/06 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902