



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 12-D-07-RZ
12-C-07-SP

AGENDA ITEM #: 80
AGENDA DATE: 12/13/2007

▶ **APPLICANT:** RUFUS H. SMITH JR. & CO.
OWNER(S): NAPIER CORA SUE

TAX ID NUMBER: 104 085.01
JURISDICTION: Commission District 6

▶ **LOCATION:** South side Hardin Valley Rd., west of Westcott Blvd.

▶ **TRACT INFORMATION:** 1.14 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and center median/turn lanes within 230' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) and SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection Area) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office/commercial business

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of recently approved C plan designation and PC zoning from the east. There is also a C plan designation and CA zoning located to west.

HISTORY OF ZONING REQUESTS: None noted for this site, but site to east was rezoned PC and PR in September 2007.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Hardin Valley Rd. - Self storage facility and office / LI / PC (Planned Commercial) and LI (Light Industrial)

ZONING South: Dwelling / SLPA / RA (Low Density Residential)

East: Vacant land / C, LDR & SLPA / PC (Planned Commercial) and PR (Planned Residential)

West: Child day care facility / O / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is within the Hardin Valley Rd. development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial uses at this location are compatible with surrounding development. It is an extension of the commercial designation from the east.

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

CA is compatible with surrounding development and zoning and is appropriate for this relatively small site. There is also a large area to the west zoned CA.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There is a large area of CA zoning located less than 200 feet to the west of this site.
3. The proposal is an extension of the commercial sector plan designation and PC zoning from the east. However, this site is too small to be developed under PC zoning. The CA zone is most appropriate for commercial development of this site. There are some slopes in the rear portion of the site where the dwelling is currently located, but they do not appear to be severe. Most of the site, especially in the front, is relatively flat.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that should have the capacity to handle additional trips that would be generated by 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.

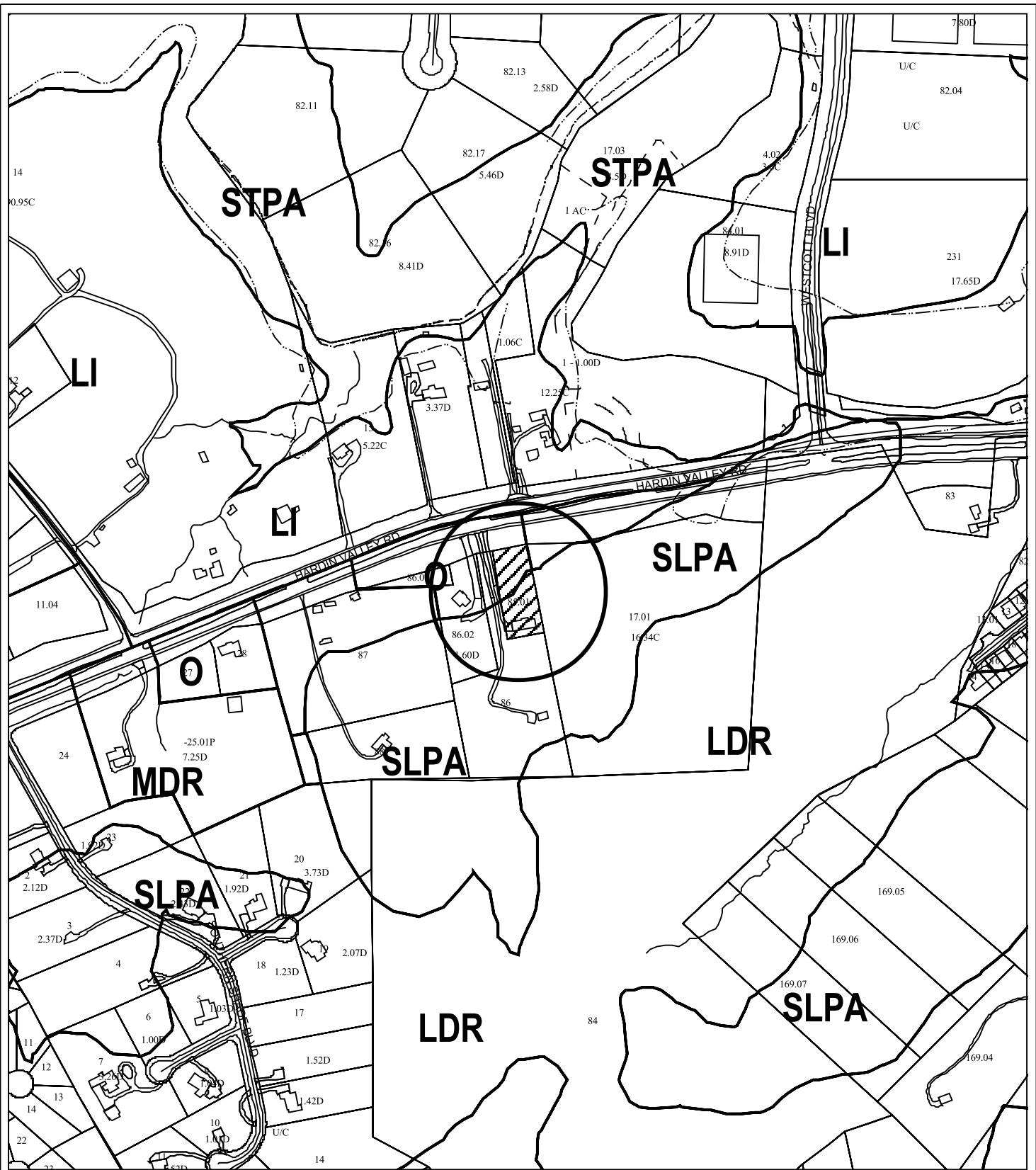
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for CA zoning on other properties in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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.




**12-C-07-SP/12-D-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Rufus H. Smith Jr. & Co.

Map No: 104

Jurisdiction: County



 From: O (Office) and SLPA (Slope Protection Area)
To: C (Commercial) and SLPA (Slope Protection Area)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

