

▶ **FILE #:** 12-L-07-RZ

**AGENDA ITEM #:** 88

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** ROBERT J. BENZ, JR., AND LAURA EDGE  
 OWNER(S): EDGE LARA ANN & ROBERT JOHN BENZ JR

TAX ID NUMBER: 117 006.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side Hardin Valley Rd., west of Steele Rd.

▶ **APPX. SIZE OF TRACT:** 1.01 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 85' of right of way.

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

WATERSHED: Conner Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** CR (Rural Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Law office

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / A (Agricultural)  
 South: Hardin Valley Rd. - Dwelling / A (Agricultural)  
 East: Barn and vacant land / A (Agricultural)  
 West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is now primarily developed with residential and agricultural uses under A zoning. However, a school is located to the east, zoned I, and there is a significant amount of CA zoned land to the east around the intersection of Hardin Valley Rd. and Steele Rd.

**STAFF RECOMMENDATION:**

▶ **APPROVE CR (Rural Commercial) zoning.**

CR zoning is compatible with surrounding development and zoning, is consistent with the sector plan proposal for the property and is allowable under the guidelines of the Growth Policy Plan.

**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. There is a large commercial node developing to the east of this site, at the intersection of Hardin Valley Rd. and Steele Rd., zoned CA. CA is a more intense commercial zone than the requested CR zoning.
3. The CR zone allows the proposed law office or other 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 the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Hardin Valley Rd. is a minor arterial street that has the capacity to handle additional trips that will be generated by this development.
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 regulations will help to create a smoother transition from the CA zoning to the east to the A zoning to the north and west.

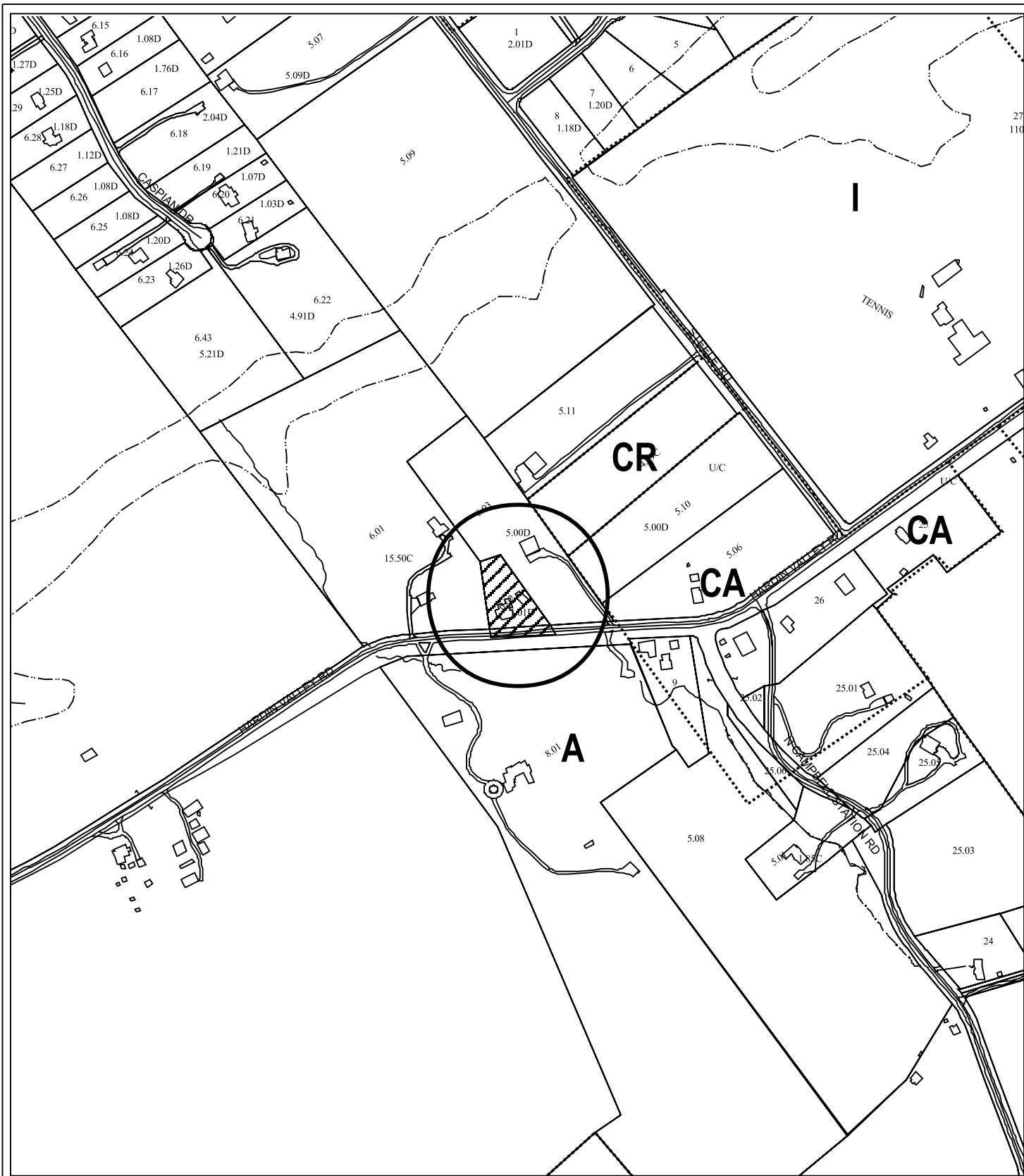
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 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.

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-L-07-RZ  
REZONING**

Petitioner: Robert J. Benz Jr. and  
Laura Edge

Map No: 117

Jurisdiction: County



From: A (Agricultural)

To: CR (Rural Commercial)

Original Print Date: 11/26/07 Revised:

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

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November 21, 2007

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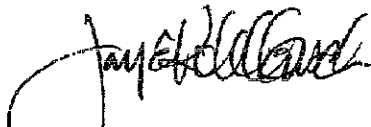
Re: Rezoning of Property located at 11517 Hardin Valley Road  
Knoxville, TN  
Applicants Name: Jay E. Kohlbusch  
Property Owners Name: Robert J. Benz Jr. and Laura Edge  
Application Number: 12-L-07-RZ

To Whom It May Concern:

This is to confirm my telephone conversation with Dan Kelly in your office in which I informed Mr. Kelly that my sales contract for the property at 11517 Harden Valley Road with Robert Benz and Laura Edge had been terminated but that Mr. Benz and Ms. Edge have decided to continue the rezoning application in their own names. Accordingly, please take my name off of the application and transfer the application to the names of Robert Benz, Jr. and Laura Edge. Their current address where notices should be sent is 2035 Hidden Cove Lane, Knoxville, TN 37922.

Thank you for your consideration of this matter.

Very truly yours,

  
Jay E. Kohlbusch  
JEK/gjm



cc: Robert Benz, Jr. and Lara Edge  
2035 Hidden Cove Lane  
Knoxville, TN 37922