

▶ **FILE #:** 5-Q-07-RZ

**AGENDA ITEM #:** 86

**AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** JOHN S. DRUMMER

OWNER(S): ROCKY TOP DEVELOPMENT LLC

TAX ID NUMBER: 117 005

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Steele Rd., northwest of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 4.49 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Steele Rd., a minor collector street with 21' of pavement width within 65' of right of way.

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

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

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Commercial

EXTENSION OF ZONE: Yes, extension of CA from the south

HISTORY OF ZONING: Property was rezoned CR in 2004 (8-P-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Dwelling and outbuilding / A (Agricultural)

South: Vacant parcel / CA (General Business)

East: Steele Rd. - Hardin Valley Elem. School / I (Industrial)

West: Dwellings / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses and a school under Agricultural, PR and Industrial zoning. Some commercial development is located to the east and is proposed directly to the south of Hardin Valley Rd., under CA zoning.

**STAFF RECOMMENDATION:**

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

CA is a logical extension of zoning from the south and is consistent with the sector plan proposal for the area.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the south.
3. The CA zone allows commercial use of this parcel, consistent with the Northwest County Sector Plan proposal.
4. Rezoning of this site to CA will allow the three parcels on the northwest corner of Hardin Valley Rd. and Steele Rd. to be developed under one zoning category, if desired.

#### 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 should be minimal.

#### 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 Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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. However, all property to the west and north of this site is designated as Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which would limit the number of zoning districts available.

If approved, this item will be forwarded to Knox County Commission for action on 6/25/2007. 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.

