

▶ **FILE #:** 1-Q-08-RZ

**AGENDA ITEM #:** 75

**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** DOUGLAS HILL

OWNER(S): ROBERT & CLEO JOSEPH

TAX ID NUMBER: 17 039,039.06

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side E. Raccoon Valley Rd., east of I-75

▶ **APPX. SIZE OF TRACT:** 0.84 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Raccoon Valley Rd., a two lane minor arterial street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **PRESENT ZONING:** OB (Office, Medical, and Related Services) & RA (Low Density Residen

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Business office and vehicle storage

EXTENSION OF ZONE:

HISTORY OF ZONING: None noted for this site, but other property in this area has been rezoned to OB and CA in recent years.

SURROUNDING LAND USE AND ZONING: North: Vacant land / OB Office

South: Mobile home park / RB Residential

East: Residence / A Agricultural

West: Residences and businesses / OB and CA Commercial

NEIGHBORHOOD CONTEXT: This site is on the western edge of the commercial node around the I-75/Raccoon Valley interchange that is developing under CA, I, LI, OB, RB and A zones.

**STAFF RECOMMENDATION:**

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

CA zoning is compatible with the surrounding zoning and development pattern. The sector plan proposes commercial use of part of this parcel.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA zoning is compatible with the scale and intensity of the development and zoning pattern in place around this interchange.
2. CA is a logical extension of non residential zoning from the adjacent properties to the west.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal, since they are zoned for and /or developed with office, commercial and multi-family uses.

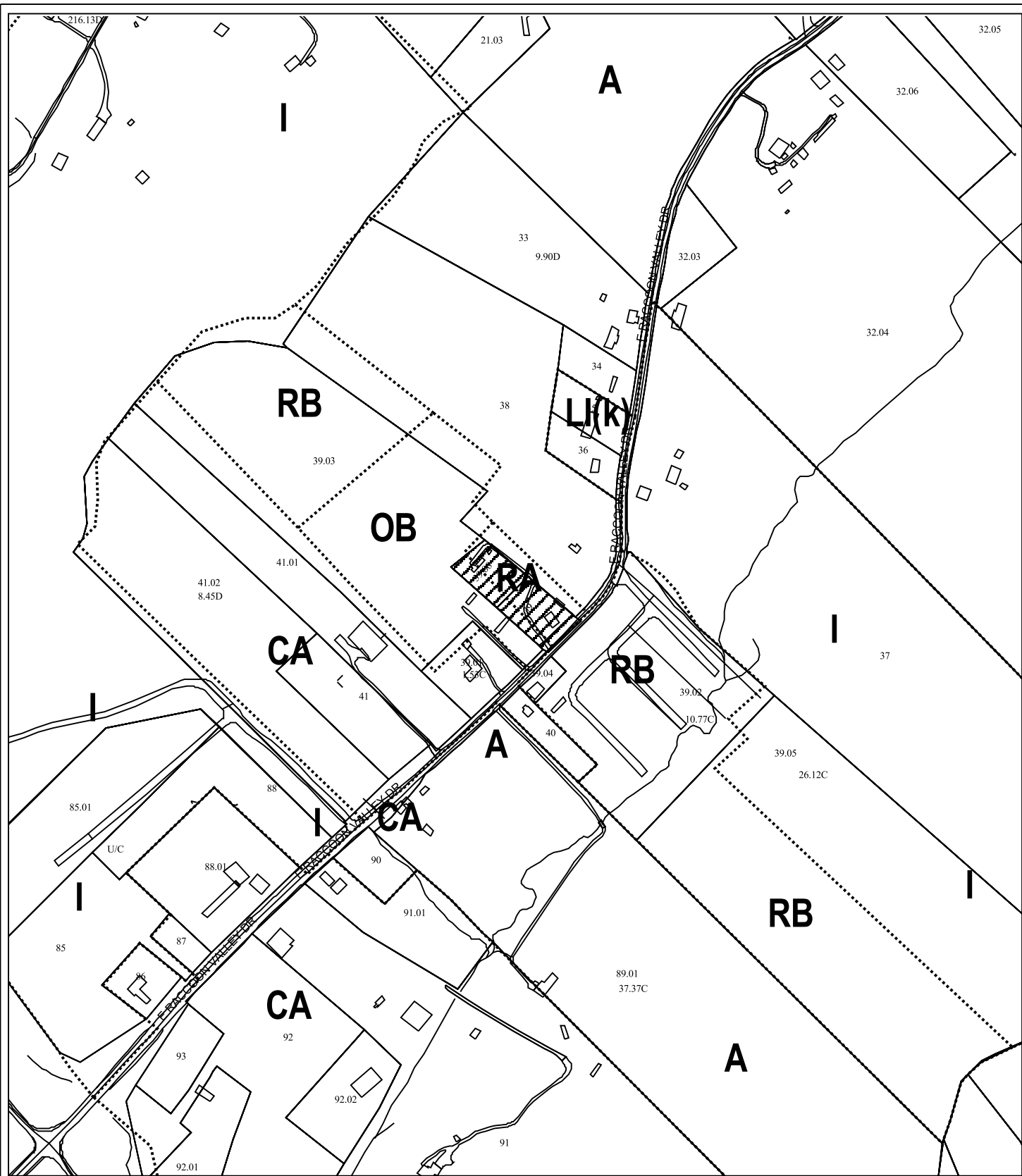
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial for part of the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. 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.



**1-Q-08-RZ  
REZONING**


 From: OB (Office, Medical, and Related Services) & RA (Low Density Residential)  
 To: CA (General Business)

Original Print Date: 01/03/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Douglas Hill

Map No: 17

Jurisdiction: County

