

▶ **FILE #:** 3-B-08-RZ

AGENDA ITEM #: 49

AGENDA DATE: 3/13/2008

▶ **APPLICANT:** JERRY A. DRAIN

OWNER(S): LAY CHARLOTTE

TAX ID NUMBER: 78 159

JURISDICTION: County Commission District 6

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

▶ **APPX. SIZE OF TRACT:** 0.51 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 22' of pavement width within 135' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Contractor's business office

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

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Dwellings / A (Agricultural)

South: Oak Ridge Hwy. - Beaver Ridge Lodge / CA (General Business)

East: Vacant land / CA (General Business)

West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located along a section of Oak Ridge Hwy. which has transitioned to commercial uses under CA zoning. A grocery store, a self-service storage business and some warehouses are located in the vicinity of this site.

STAFF RECOMMENDATION:

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

CA is a logical extension of zoning from the northeast, 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, CB and PC zoning and development, which includes a grocery store and self-service storage facility to the west and a warehouse development directly to the north.
3. The proposed CA zoning is a logical extension of zoning from the northeast 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.

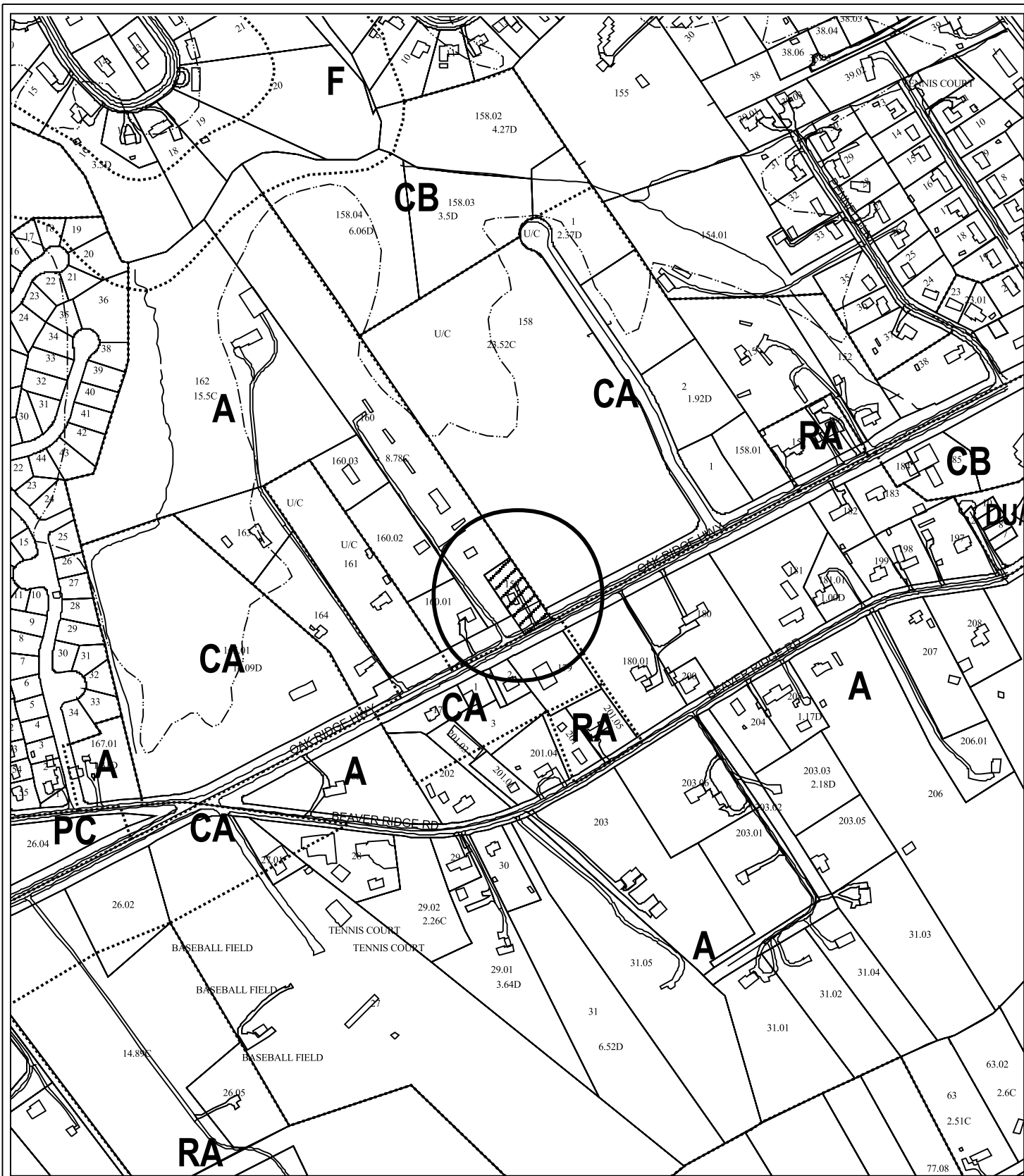
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/28/2008. 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.



**3-B-08-RZ
REZONING**



From: A (Agricultural)
To: CA (General Business)

Original Print Date: 02/26/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Jerry A. Drain

Map No: 78

Jurisdiction: County

