

▶ **FILE #:** 5-J-08-RZ

AGENDA ITEM #: 56

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** JANICE OR GARY HINES

OWNER(S): SAME

TAX ID NUMBER: 124 J A 002

JURISDICTION: County Commission District 9

▶ **LOCATION:** South side Longvale Dr., northeast of Chapman Hwy.

▶ **APPX. SIZE OF TRACT:** 0.74 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Chapman Hwy. a four lane major arterial street, and Longvale Dr., a local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** RB (General Residential)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** To develop with adjoining CB property with uses permitted by CB zone.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Longvale Road, residence and vacant land /RB Residential

South: Businesses and vacant land / CB Commercial

East: Residences / RB Residential

West: Vacant land / CB Commercial

NEIGHBORHOOD CONTEXT: This vacant site is on the edge of residential development zoned RB and adjacent to CB zoning located along Chapman Hwy., a major arterial facility.

STAFF RECOMMENDATION:

▶ **APPROVE CB (Business & Manufacturing) zoning**

Zoning this site to CB will allow the adjoining CB zoned property of the applicant to be combined with this site to create an appropriately sized property for commercial use since the current depth of 200 ft. is too shallow to accommodate commercial uses.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. A portion of the applicant's adjoining property is already zoned CB, and this request is an extension of that zoning along the eastern side of Chapman Hwy. to provide an adequate depth from the highway for commercial development and related parking.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve this site.
2. The proposal will have no impact on schools, and Chapman Hwy., a four lane major arterial street should have capacity to handle any additional traffic added by this site's development.
3. The CB zoning and permitted commercial development is compatible with surrounding zoning and development on the south side of Longvale Dr. and the southeast side of Chapman Hwy., Longvale Dr. right-of-way separates this site from RB zoned property to the north and the applicant is leaving their adjacent RB zoned residential property along the east side of the property as a buffer use to other residential property in the area.
4. The applicant is encouraged to combine this site with the their adjoining CB property fronting on Chapman Hwy to form an adequately sized commercial site.

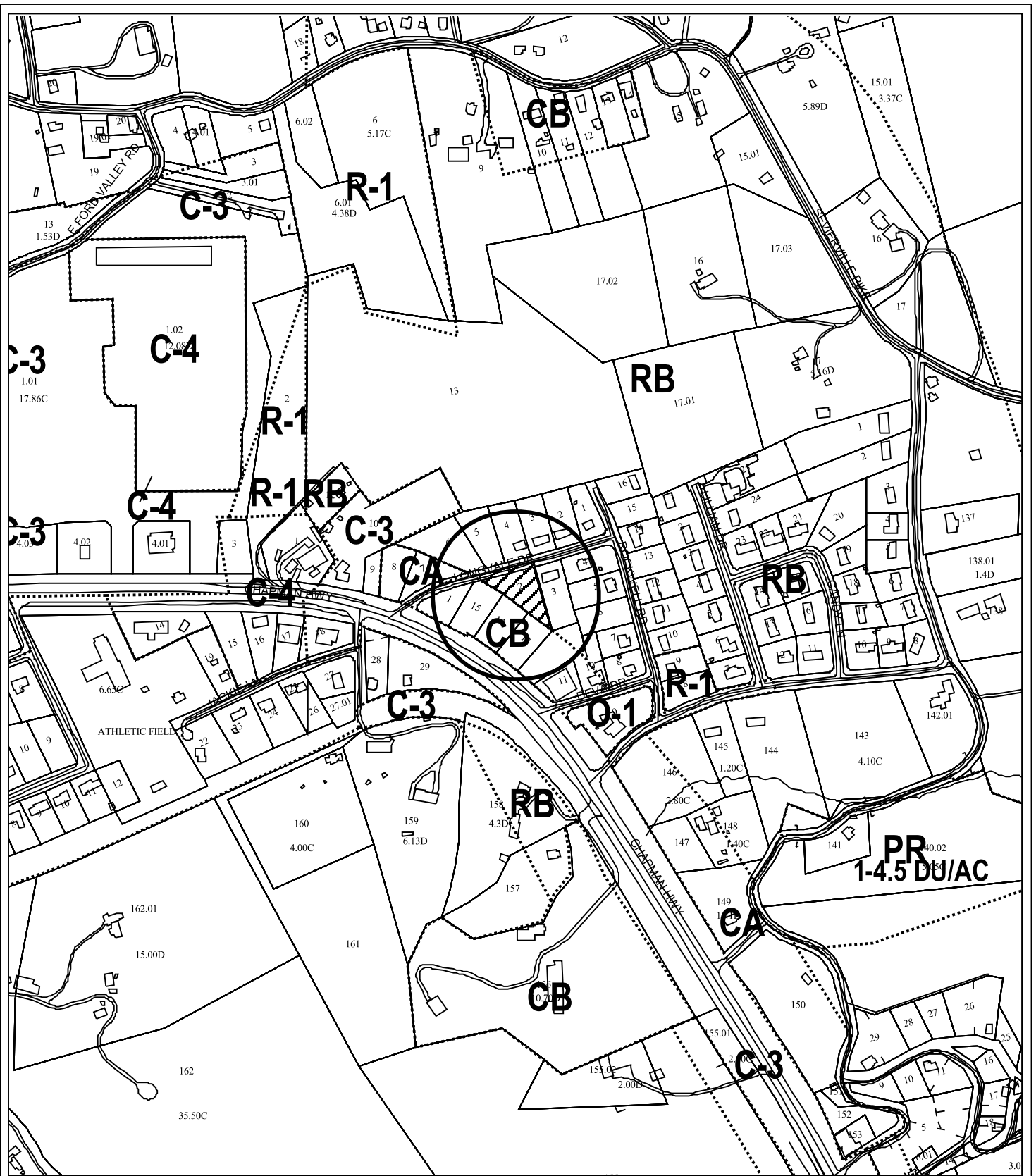
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This request represents a moderate expansion of the adjacent commercial land use pattern along Chapman Hwy. as shown on the sector plan and already zoned CB.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/23/2008. 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.



**5-J-08-RZ
REZONING**

Petitioner: Janice or Gary Hines

Map No: 124

Jurisdiction: County



From: RB (General Residential)

To: CB (Business and Manufacturing)

Original Print Date: 04/22/08

Revised:

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

0 500'

