



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 5-O-08-RZ

**AGENDA ITEM #:** 61

**AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** DAVID HURST

OWNER(S): DAVID HURST

TAX ID NUMBER: 38 N B 011 PORTION ZONED PC

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side Fountain Valley Dr., west of Maynardville Pike

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is from Fountain Valley Dr., a local street with 25' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PC (Planned Commercial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in CB zoning

EXTENSION OF ZONE: Yes, extension of CB from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehouses, businesses / PC (Planned Commercial) and CA (General Business)

South: Fountain Valley Dr. - Clayton Homes manufacturing, warehousing / I (Industrial)

East: Business / CB (Business & Manufacturing)

West: Industrial businesses / I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with warehouse, manufacturing and retail uses under CA, CB, I and PC zoning.

**STAFF RECOMMENDATION:**

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

CB is an extension of zoning from the east, is compatible with the surrounding development and zoning pattern and is consistent with the sector plan designation for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The CB zoning will allow uses compatible with the scale and intensity surrounding land uses and zoning pattern. The majority of the surrounding area is zoned I (Industrial), which is a more intense zone than the requested CB.
2. CB is an extension of zoning from the east.
3. CB zoning is consistent with the sector plan designation for the property.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools and a minimal impact on streets.
3. The proposed zoning change will have minimal impact on adjacent properties.
4. If approved, this zoning change will eliminate the PC (Planned Commercial) requirement for use on review plan review by MPC. But all of the surrounding properties are in some type of non-planned zone, so the request is appropriate. The commercial properties to the north, fronting on Neal Dr., are mostly zoned PC, but the subject property does not front on Neal Dr.

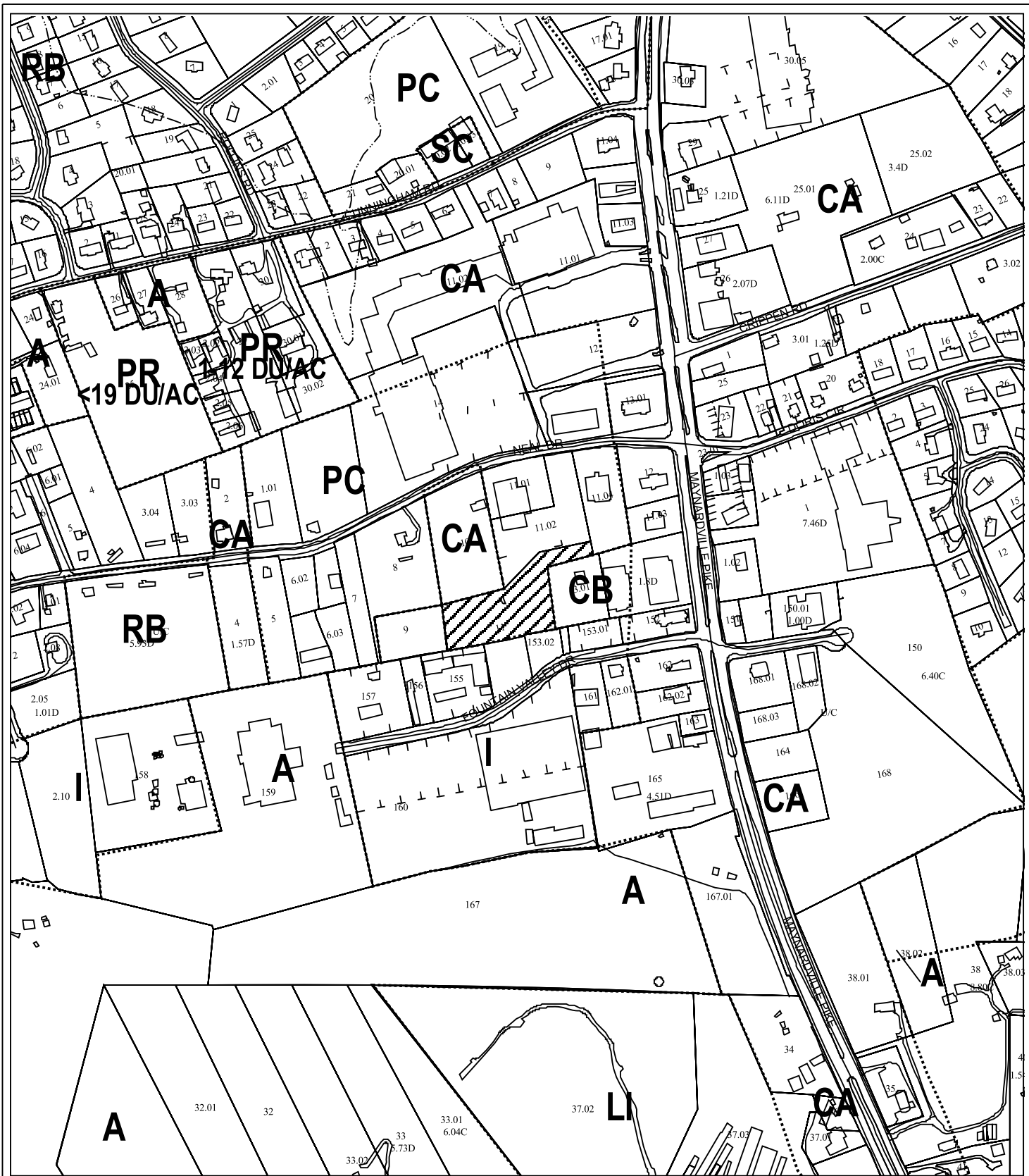
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for this site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to future requests for CB zoning. Most surrounding property is already zoned CB, or some other non-residential, non-planned zone.

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-O-08-RZ  
REZONING**

Petitioner: David Hurst

Map No: 38

Jurisdiction: County



From: PC (Planned Commercial)

To: CB (Business and Manufacturing)

Original Print Date: 04/22/08

Revised:

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