

▶ **FILE #:** 12-A-10-RZ

AGENDA ITEM # 33

AGENDA DATE: 12/9/2010

▶ **APPLICANT:** PARNELL C. POWELL, JR.

OWNER(S): POWELL PARNELL C & WILMA TRUSTEE

TAX ID NUMBER: 78 183 AND PT. OF 18501

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Oak Ridge Hwy., east of Karns Crossing Ln.

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 24' of pavement width within 100' 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:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office, warehouse, retail

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Oak Ridge Hwy. - Residences / RA (Low Density Residential) and CA (General Business)

South: Residences / A (Agricultural)

East: Businesses / CB (Business & Manufacturing)

West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and commercial uses under A, RA, PR, CA and CB zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.**

CB zoning at this location is an extension of zoning from the east, is compatible with surrounding land uses and zoning and is consistent with the sector plan proposal for the property.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Numerous properties fronting on Oak Ridge Hwy. in this area are developed with a range of commercial uses that are compatible with uses permitted in the CB zone.
2. The site is accessed from Oak Ridge Hwy., a major arterial street with sufficient capacity to support CB development.

3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Some residential uses and zones are still in place along this section of Oak Ridge Hwy., but the sector plan proposes commercial uses for the properties that front on the highway.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.
2. Based on the above description and intent of CB zoning, this property is appropriate to be rezoned to CB.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CB zoning at this location would have little adverse impact on surrounding properties.

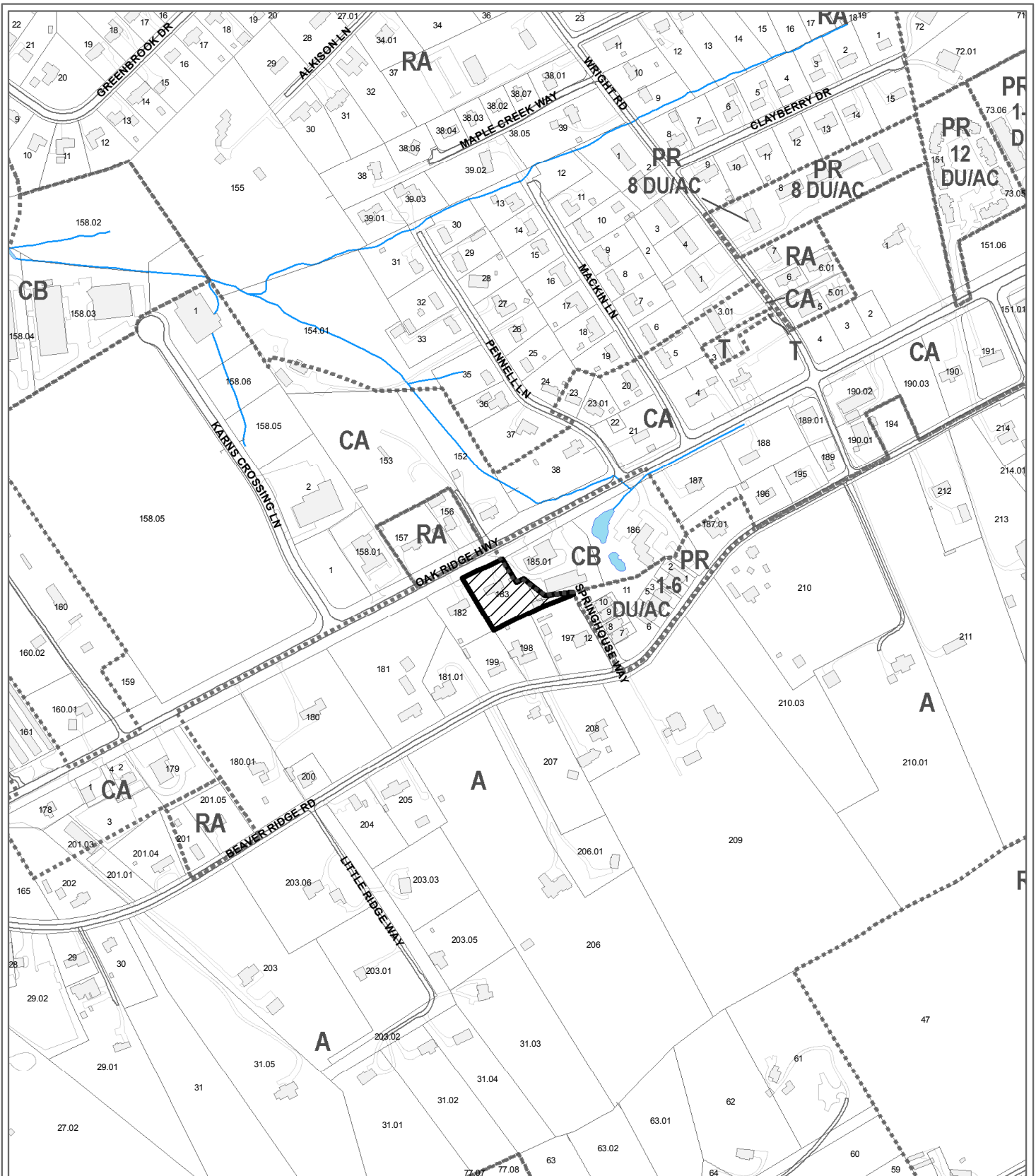
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for the site, consistent with the requested CB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for CB zoning in the immediate area, on properties designated for commercial development on the sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/24/2011. 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.



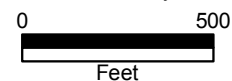
**12-A-10-RZ
REZONING**

From: A (Agricultural)
To: CB (Business and Manufacturing)



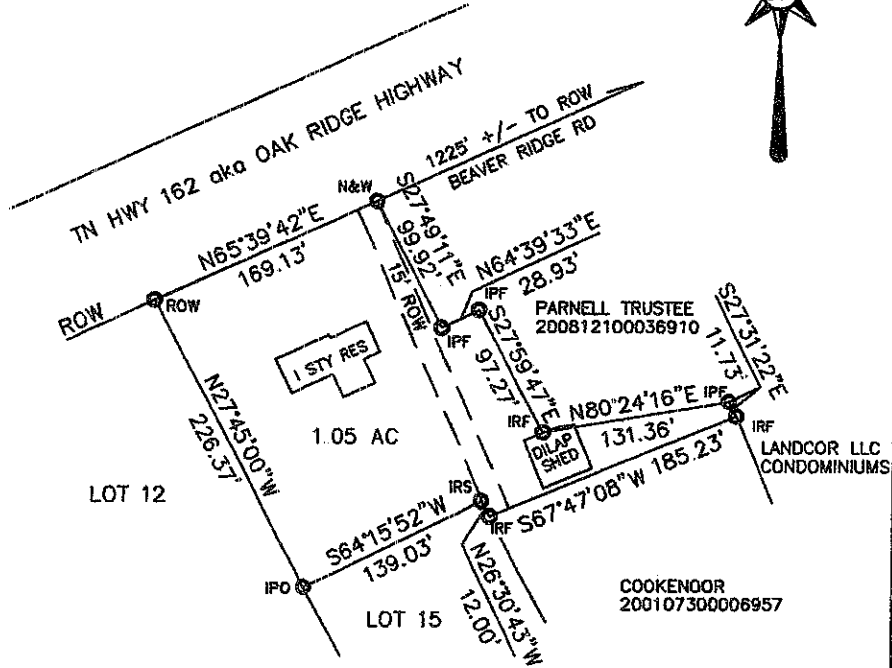
Petitioner: Powell, Jr., Pamell C.

Map No: 78
Jurisdiction: County



Original Print Date: 11/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

LEGEND
 IRS ○ IRON ROD SET
 IRF ○ IRON ROD FND
 IPF ○ IRON PIPE FND
 ROW ○ CONC ROW MONU



BOUNDARY LINE SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE

THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENT OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.



SURVEY FOR **PHILLIPS ESTATE**
 DISTRICT **W6** COUNTY OF **KNOX**
 LOT NO. **13** IN PROPERTY OF **R.H. PENNELL**
 ADDRESS **7333 OAK RIDGE HWY**
 MAP BOOK **19** PAGE **154** SCALE **1" = 100'**
 MAP CAB. **B** SLIDE **322A** DATE **05-18-10**
 TAX MAP **078** PARCEL **183**
 WARRANTY DEED BK **1716** PAGE **584**
 BEARING BASE **WARRANTY DEED**
 DRAWN BY **JOE T.**



**TOUCHTON
 SURVEYING &
 MAPPING**

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"We measure the Earth"

T&A DRAWING NO. **1015**