CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-A-07-RZ Related File Number:

Application Filed: 11/13/2006 **Date of Revision:**

Applicant: OSCAR STILES

Owner:



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PROPERTY INFORMATION

General Location: Northwest side Andrew Johnson Hwy., north of Pleasant Hill Rd.

Other Parcel Info.:

Tax ID Number: 62 099 OTHER: PORTION ZONED A Jurisdiction: County

Size of Tract: 1.7 acre

Accessibility: Access is via Andrew Johnson Hwy., a four lane, median divided, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in the CA zone Density:

Sector Plan: East County Sector Plan Designation: MDR and LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential site is part of the CA zoned corridor that extends along both sides of Andrew Johnson

Hwy. through this area.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 309 Andrew Johnson Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Most of this property has been zoned CA for years.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

3/27/2007 11:59 AM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) for the entire property

Staff Recomm. (Full): CA zoning of the entire site will permit its development in a manner consistent with surrounding uses.

The sector plan proposes medium density residential use for this site, although the majority of the site

and the surrounding property have been zoned CA for years.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CA zoning extension is compatible with the scale and intensity of the surrounding zoning pattern

which is already CA.

2. There is CA zoned property to the northeast and southwest of the site, and there is substantial CA

zoning along this section of Andrew Johnson Hwy.

3. CA zoning will allow the entire site to be developed with business uses compatible with other uses in

this area of Andrew Johnson Hwy.

4. The proposal represents a logical extension to include the entire property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools. Andrew Johnson Hwy. is a major arterial street with capacity to handle additional trips that would be generated by commercial development of this site.

3. The 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 East County Sector Plan designates this area for Medium Density Residential use although the site and area are already zoned CA. This request is just a slight extension of the CA zone to include the entire parcel.

2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request is not expected to lead to future CA rezoning requests in the immediate area since the

adjoining property is already zoned CA.

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) for the entire property

Date of MPC Approval: 1/11/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2007 Date of Legislative Action, Second Reading: 3/26/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other":

3/27/2007 11:59 AM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

3/27/2007 11:59 AM Page 3 of 3