

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-03-RZ **Related File Number:**
Application Filed: 11/25/2002 **Date of Revision:**
Applicant: RINKER MATERIALS, SOUTH CENTRAL, INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast side E. Governor John Sevier Hwy., southeast side Asbury Rd
Other Parcel Info.:
Tax ID Number: 97 47.04, 47.05, 47.06, OTHER: 47.07, 47.08 **Jurisdiction:** County
Size of Tract: 8.87 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a major arterial street with 2 lanes and a center turn lane and 36' of pavement width within 125' of right of way. The property may also be accessed from Asbury Rd., a local street with 60' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mineral extraction, buffer area and future commercial use **Density:**
Sector Plan: East County **Sector Plan Designation:** Commercial and LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This intersection has been developed with commercial uses on 2 of 4 corners. To the southeast is land owned by Rinker for mineral extraction.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CB (Business & Manufacturing) zoning.

Staff Recomm. (Full): The CB zone will allow uses compatible with the scale and intensity of the surrounding land uses and zoning pattern. The sector plan designates this site for Commercial and Low Density Residential uses.

Comments: The applicant is proposing to use this property mainly as a buffer area for the adjacent mineral extraction use. A portion of the subject property could be used for mineral extraction and for possible commercial use. This item was postponed last month, at the request of the applicant.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The property is vacant and already zoned CA (General Business), which allows retail uses.
2. CB zoning would allow use of the property for mining and mineral extraction as a use on review. It is not allowed under CA zoning.
3. The proposed use and other permitted uses in the CB zone are compatible with the scale and intensity of surrounding uses and zoning.

THE EFFECTS OF THE PROPOSAL

1. KUB has water, sewer and other utilities available to this site. This rezoning to CB will not result in any additional demands on schools or streets compared to the previous CA zoning.
2. The zoning change will not have a significant impact on some of the adjacent properties, which are zoned for commercial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes Commercial for the majority of the site. The proposed commercial zoning is a logical extension of the sector plan's commercially designated area, which is already zoned CA.
2. The zoning change will allow the site to be incorporated into the Rinker's mineral extraction operation to the east under A (Agricultural) zoning.
3. Both the CB and Agricultural zoning districts allow mineral extraction operations with use on review approval from the Planning Commission.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE CB (Business & Manufacturing)

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements: 1/9/2003

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/24/2003

Date of Legislative Action, Second Reading: 4/28/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: