

# 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:** 10-C-10-RZ                      **Related File Number:**  
**Application Filed:** 8/26/2010              **Date of Revision:**  
**Applicant:** DAVID BAILEY

### PROPERTY INFORMATION

**General Location:** East side Chapman Hwy., south of Sevierville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 138 278                      **Jurisdiction:** County  
**Size of Tract:** 2.62 acres  
**Accessibility:** Access is via Chapman Hwy., a major arterial street with 4 lanes within 110' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Electronic equipment assembly and manufacturing              **Density:**  
**Sector Plan:** South County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is just north of the Blount and Sevier County lines. Properties along Chapman Hwy. are developed with various businesses under CA zoning.

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

**Street:** 9108 Chapman Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) and A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of CB, but adjacent to CA zoning  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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.):

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

Staff Recomm. (Full):

CB zoning at this location is compatible with surrounding land uses and zoning and is consistent with the sector plan proposal on the property.

Comments:

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

- 1. Properties fronting on Chapman 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 Chapman 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. Residential uses in the area are located behind the commercial businesses on Chapman Hwy. and are accessed from separate streets.

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 South 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.

Action:

Approved

Meeting Date: 10/14/2010

Details of Action:

Summary of Action:

APPROVE CB (Business and Manufacturing)

Date of Approval:

10/14/2010

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: 11/15/2010

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**