CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-G-03-RZ Related File Number:

Application Filed: 9/10/2003 **Date of Revision:**

Applicant: JOE TODOR

Owner:



PROPERTY INFORMATION

General Location: South side Asheville Hwy., east of Arms Rd.

Other Parcel Info.:

Tax ID Number: 62 251.01 Jurisdiction: County

Size of Tract: 1.4 acres

Accessibility: Access is via Asheville Hwy., a four lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant service station

Surrounding Land Use:

Proposed Use: Machine shop Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within the commercial node developed around the intersection of Asheville and Andrew

Johnson Hwy within OB, PC, CA and I zoning.

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

Street: 8610 Asheville Hwy.

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:

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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.): DENY CB (Business and Manufacturing) zoning

Staff Recomm. (Full): CB zoning is not consistent with other retail commercial businesses found in the area. The sector plan

proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Rezoning this parcel CB will permit the proposed machine shop use, which would be out of character

with the surrounding retail uses occurring under CA zoning.

2. CB zoning is not compatible with the surrounding retail development and CA zoning pattern. There is

no other CB zoning in this area.

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 or streets.

3. The proposed CB rezoning, which allows manufacturing uses, could have a negative impact on

adjacent retail properties that include Helma's restaurant.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes commercial uses for the site.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action: Approved as Modified MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing) subject to the condition that uses shall be as defined

under CA (General Business) zone with the addition of a tool and die shop

Date of MPC Approval: 10/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 11/17/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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