

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-I-11-RZ

Related File Number:

Application Filed: 8/26/2011

Date of Revision:

Applicant: J.T. CHAPMAN

PROPERTY INFORMATION

General Location: South side Asheville Hwy., east of S. Molly Bright Rd.

Other Parcel Info.:

Tax ID Number: 62 245 & 246

Jurisdiction: County

Size of Tract: 3.75 acres

Accessibility: Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 180-200' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Three warehouses and vacant land

Surrounding Land Use:

Proposed Use: Warehousing, light manufacturing

Density:

Sector Plan: East County

Sector Plan Designation: MU-SD (MU-EC06)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This section of Asheville Hwy. is developed with commercial, office and residential uses under CA, CB, OB and A zoning.

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

Street: 8420 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: Portion of site was rezoned CA in 2011 (4-E-11-RZ).

Extension of Zone: No

History of Zoning: MPC approved rezoning of a portion of this site from A to CA zoning in April of 2011 (4-E-11-RZ).

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, subject to 1 condition.

Staff Recomm. (Full): 1. The rear (southern) 75 feet of the site, adjacent to the current PR zoning, as measured from the rear property line, must remain undisturbed.

With the above condition, 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. Other properties fronting on Asheville 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 Asheville 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, under CA and CB zoning. Residential uses in the area are located behind the commercial businesses on Asheville Hwy. and are generally 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.
3. The adjacent site to the south, currently zoned PR, is a possible future location for a new public school. The Supervisor of Facilities Management for Knox County Schools has been contacted and has no concerns about the proposed rezoning. He stated that the school and related facilities will likely be located closer to the front of their site off of Strawberry Plains Pike. They do not anticipate disturbing the existing vegetation at the rear of the school site. With staff's recommended condition, the impact of the CB zoning on the subject property on the future school site should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this site within a mixed use special district (MU-SD, MU-EC06), appropriate for consideration of 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 appropriately on the sector plan.

Action: Approved

Meeting Date: 10/13/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE CB (Business and Manufacturing) subject to

one condition.

Date of Approval:

10/13/2011

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: 11/21/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: