

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-K-05-RZ                      **Related File Number:**  
**Application Filed:** 9/2/2005                      **Date of Revision:**  
**Applicant:** WILLIAM F. DAVIS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Fairview Rd., west of Tazewell Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 211A008                      **Jurisdiction:** County  
**Size of Tract:** 0.5 acre  
**Accessibility:** Access is via Fairview Rd., a minor arterial street with 17' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Florist or dental office                      **Density:**  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** Commercial and Stream Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located just west of the intersection of Tazewell Pike and Fairview Rd., which has been developed with businesses under CA zoning. To the west of the site are residential uses, zoned A.

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

**Street:** 7209 Fairview Rd  
**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, extension of CA from the north and east.  
**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 CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the south and east and is consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. There is a large CA zoned property directly across Fairview Rd. to the north.  
3. CA zoning will allow either an office or commercial use of the site, as proposed on the rezoning application.  
4. There is substantial acreage of vacant CA-zoned property in the immediate vicinity of this site, on the east side of Tazewell Pike at Fairview Rd.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. Fairview Rd. is a major arterial street that should have capacity to handle additional trips that would be generated by new office or commercial development of this site.
- 3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. The most impact would be to the adjacent property to the west, but the applicant has stated that the owner is not opposed to the CA zoning request. The owners of that parcel have provided the attached signed statement stating that they do not object to the CA zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes commercial uses and stream protection for this site. The majority of the site is shown for stream protection, to the rear of the existing structure.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area. However, there is substantial acreage of vacant CA-zoned property in the immediate vicinity of this site, on the east side of Tazewell Pike at Fairview Rd.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 10/13/2005

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: 11/21/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**