CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 11-I-04-RZ Related File Number:

Application Filed: 10/11/2004 **Date of Revision:**

Applicant: BATES FAMILY PARTNERSHIP

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side E. Raccoon Valley Rd., southwest of I-75

Other Parcel Info.:

Tax ID Number: 26 098 Jurisdiction: County

Size of Tract: 2.34 acres

Access is via E. Raccoon Valley Rd., a major arterial street with 20' of pavement within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Retail and wholesale business Density:

Sector Plan: North County Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a commercial area surrounding the I-75/Raccoon Valley Rd. interchange that has

developed under CA,CH and Industrial zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CH (Highway Commercial) and A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property around this interchange has been rezoned for commercial

and industrial uses in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 11:53 AM Page 1 of 2

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning

Staff Recomm. (Full): CA zoning is consistent with surrounding commercial zoning and development. The sector plan

proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning

pattern in place around this interchange.

2. CA is a logical extension of zoning from the adjacent properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.

2. The proposal will have no impact on schools and a minimal impact on the street system.

3. The impact to adjacent properties will be minimal, since they are also zoned for and /or developed

with commercial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial for the site.

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

Policy Plan map.

3. This request may generate similar requests for commercial or other zones in this area in the future,

consistent with the sector plan designation.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 11/10/2004 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: 12/20/2004 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:

1/31/2007 11:53 AM Page 2 of 2