CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:	11-M-06-RZ	Related File Number:	11-E-06-SP
Application Filed:	10/4/2006	Date of Revision:	
Applicant:	CHRIS BROWN - FOREST BROOK DEVELOPMENT		
Owner:			

PROPERTY INFORMATION

General Location:	Southeast side W. Governor John Sevier Hwy., northwest side W. Marine Rd., southwest of Chapman Hwy.		
Other Parcel Info.:			
Tax ID Number:	137 PART OF 254.03 OTHER: MAP ON FILE AT MPC Jurisdiction: County		
Size of Tract:	11 acres		
Accessibility:			

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Office/warehouse and self service storage		Density:
Sector Plan:	South County	Sector Plan Designation: LD	R
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:			

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

Street:

400 W Governor John Sevier Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:PR (Planned Residential)Former Zoning:Requested Zoning:Requested Zoning:CB (Business and Manufacturing)Previous Requests:9-B-05-RZExtension of Zone:History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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. (Applicant requested CB.)		
Staff Recomm. (Full):	CA is a logical extension of zoning from the east. CB is a slightly more intense commercial zone than CA and would not be appropriate adjacent to residential/agricultural uses on three sides.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL The recommended CA zoning is less intense than the requested CB zoning and more appropriate for this site, considering it is adjacent to agricultural/residential properties on three sides. Both CA and CB zoning allow the applicant's proposed use of self-service storage facilities as a use on review. Both the commercial plan designation and CA zoning are extensions of existing designations from the east. 		
	 THE EFFECTS OF THE PROPOSAL Public water is available to serve the site. Sewer utilities are located in the area but may have to be extended to serve this proposed development. The impact on traffic will depend on the type of development proposed. The proposal is compatible with the surrounding zoning and development pattern. If approved, this site will become the western end of a developing commercial node to the east at the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy. Under either CA or CB zoning, the proposed use for self-service storage facilities will require MPC use on review approval of a site plan prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, layout and other development concerns can be addressed. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended amendment to commercial, the rezoning is consistent with the South County Sector Plan. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This proposal may generate similar requests for commercial plan designations and zoning in this area in the future on properties in this area. However, staff is unlikely to recommend approval of further commercial extension to the west at this time for two reasons. There are numerous CA zoned properties to the east of this site that have yet to be developed, and the McCall Branch tributary that runs along the west side of this site is an appropriate natural cutoff point for commercial development extending east from Chapman Hwy. 		
MPC Action:	Approved MPC Meeting Date: 11/9/2006		
Details of MPC action:	APPROVE CB (Business & Manufacturing) with the following condition: 1. Development plans for the subject property are subject to use on review approval from MPC.		
Summary of MPC action:	APPROVE CB (Business & Manufacturing) zoning, subject to use on review approval by MPC of development plans for the subject property		
Date of MPC Approval:	11/9/2006Date 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:	12/18/2006	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: