

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: 2-I-08-RZ **Related File Number:**
Application Filed: 1/3/2008 **Date of Revision:**
Applicant: WILLIAM JAMES BUNCH

PROPERTY INFORMATION

General Location: Northwest side Maynardville Pike, northwest of Old Maynardville Pike
Other Parcel Info.:
Tax ID Number: 28 264 & 264.01 **Jurisdiction:** County
Size of Tract: 2.51 acres
Accessibility: Access is via Maynardville Pike, a major arterial street with 24' of pavement width within 180' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence, outbuildings and vacant land
Surrounding Land Use:
Proposed Use: Drug store **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Extension of C)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along a section of Maynardville Pike that is being developed with commercial uses under CA, CB and PC zoning.

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

Street: 7651 Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of CB zoning from the northeast
History of Zoning: None noted

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.):

APPROVE CB (Business and Manufacturing) zoning.

Staff Recomm. (Full):

CB is an extension of zoning from the northeast, is compatible with surrounding development and zoning, and is an extension of commercial uses proposed by the sector plan from two sides.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
- 2. There are commercially zoned properties on two sides of the site along Maynardville Pike, as well as across the highway.
- 3. CB zoning will allow business and manufacturing uses, similar to adjacent uses.
- 4. The proposal is consistent with the sector plan designation for the site.

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. Maynardville Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
- 3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes commercial uses on both abutting properties, so approval of this rezoning request is a logical extension of the commercial sector plan designation.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. If approved, this request may lead to future rezoning requests for commercial in the immediate area.

MPC Action:

Approved

MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action:

APPROVE CB (Business and Manufacturing)

Date of MPC Approval:

2/14/2008

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:

3/24/2008

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: