

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: 3-B-03-RZ **Related File Number:**
Application Filed: 1/27/2003 **Date of Revision:**
Applicant: ALLEN R. DEFOE
Owner:

PROPERTY INFORMATION

General Location: North side Asbury Rd., southwest of E. Governor John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 111 1 (PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 3.5 acres
Accessibility: Access is via Asbury Rd., a major collector street with 50' of right of way and 23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Trailer, residence, and outbuildings
Surrounding Land Use:
Proposed Use: Warehousing **Density:**
Sector Plan: East County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with a mix of uses under A, I, OB and CA zoning.

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

Street: 2838 Asbury Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: Yes, extension of Industrial from the west.
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 I (Industrial) zoning.

Staff Recomm. (Full): The Industrial zone is a logical extension of zoning from the south and west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located in the Forks of the River industrial area and is adjacent to industrial uses to the northwest.
2. Industrial zoning is located to the north, south and west of the subject property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The existing streets are sufficient to handle the additional traffic that could be generated by industrial uses being located on the site. Asbury Rd. is a major collector street with 23' of pavement width and nearby E. Gov. John Sevier Hwy. is a major arterial street with 2 lanes and a center turn lane within 125' of right of way.
3. The proposed zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. Although the East County Sector Plan proposes light industrial rather than industrial uses for this property, there is an established pattern of Industrial zoning in the area.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.
3. The sector plan proposes light industrial or commercial use for all of the property north of Asbury Rd., so staff would anticipate receiving future zoning requests on the remaining Agriculturally zoned properties.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE I (Industrial)

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/28/2003 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: