

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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w w w • k n o x m p c • o r g

File Number: 4-C-07-RZ **Related File Number:** 4-A-07-SP
Application Filed: 2/20/2007 **Date of Revision:**
Applicant: ARNOLD TREECE

PROPERTY INFORMATION

General Location: Northeast side Quarry Rd., southeast of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 29 02306 **Jurisdiction:** County
Size of Tract: 7.12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Duplex condominium and office for applicant **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR and STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7714 Quarry Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) and F (Floodway)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE CA (General Business) / F (Floodway) zoning

Staff Recomm. (Full):

CA zoning will permit the proposed use of the site, while not adversely impacting surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The properties to the southwest and northeast are zoned CA, CB and PC and shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established zoning and proposed uses of surrounding properties.
- 2. A Commercial designation and CA zoning would permit a range of commercial uses compatible with other commercial zoning in the area. A commercial pattern along Maynardville Pike has emerged in this area.
- 3. Development permitted under the requested CA zoning is compatible with the scale and intensity of the surrounding development and zoning that includes a church, baseball park and PC and RB zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. CA development will impact Quarry Rd. and Maynardville Hwy. with additional turning movements in this area, but it will have no impact on schools.
- 3. CA zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential use and floodway for this site with commercial to the southwest. Commercial rezoning of this site would be a logical extension of the zoning pattern to include both sides of Quarry Rd., northwest of the floodway. The floodway should remain the southeastern boundary for the commercial pattern along Quarry Rd.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This request could lead to similar requests in the future for other properties along Maynardville Hwy. and Quarry Rd. northwest of the floodway

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business) and F (Floodway)

Date of MPC Approval:

4/12/2007

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:

5/29/2007

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: