

# 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:** 4-E-06-RZ                      **Related File Number:** 4-A-06-SP  
**Application Filed:** 2/28/2006              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest and southeast sides W. Gov. John Sevier Hwy., southeast side Abner Cruze Rd., southwest side W. Norton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 167,16701,168-170,16801                      **Jurisdiction:** County  
**Size of Tract:** 6.3 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Retail center                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**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:

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 CA (General Business) zoning.

Staff Recomm. (Full): CA is an extension of zoning from the south and east and is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Commercial use of this site is compatible with adjacent properties to the north, south and east that have been zoned CA or C-4 for commercial uses.
3. CA is a logical extension of zoning from the south and east.

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 and minimal impact on the street system.
3. The recommended CA 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. With the recommended amendment of the South County Sector Plan to commercial for this site, CA zoning is consistent with the sector plan. In addition to commercial uses, CA zoning allows most office uses, consistent with the current sector plan designation.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future commercial sector plan and rezoning requests in the immediate area.

MPC Action: Approved MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 4/13/2006 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: 5/22/2006 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: