CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-E-11-RZ Related File Number:

Application Filed: 2/25/2011 Date of Revision:

Applicant: J.T. CHAPMAN



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Asheville Hwy., east of S. Molly Bright Rd.

Other Parcel Info.:

Tax ID Number: 62 PORTION OF 245 OTHER: PART ZONED A Jurisdiction: County

Size of Tract: 0.79 acres

Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 185-195'

of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Auto, equipment sales Density:

Sector Plan: East County Sector Plan Designation: PDA and LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with commercial uses fronting on Asheville Hwy., under CA and CB zoning.

The areas to the rear of the commercial uses are developed with residential uses, under A, RA and PR

zoning.

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

Street: 8420 Asheville Hwy

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: Yes, extension of CA from the north and east

History of Zoning: None noted for this site, The adjacent property to the east was rezoned CA in 1986 (7-B-86-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): RECOMMEND that County Commission APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning at this location is compatible with surrounding land uses and zoning and is consistent with

the sector plan proposal on the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

1. Properties fronting on Asheville Hwy. in this area are developed with a range of commercial uses

that are compatible with uses permitted in the CA zone.

2. The site is accessed from Asheville Hwy., a major arterial street with sufficient capacity to support

CA development.

3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Residential uses in the area are located behind the commercial businesses on Asheville Hwy. and are

accessed from separate streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.

2. Based on the above description and intent of CA zoning, this property is appropriate to be rezoned

to CA.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site

2. Establishment of CA zoning at this location would have little adverse impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The current East County Sector Plan designates the site as PDA (Planned Development Area), consistent with the requested CA zoning. The East County Sector Plan update, which is currently pending approval by Knox County Commission, also supports CA zoning.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. Approval of this request may lead to future rezoning requests for CA zoning in the immediate area,

on properties designated for commercial development on the sector plan.

Action: Approved Meeting Date: 4/14/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE CA (General Business)

Date of Approval: 4/14/2011 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: 5/23/2011 Date of Legislative Action, Second Reading:

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Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

Amendments:

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