

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-G-09-RZ                      **Related File Number:**  
**Application Filed:** 2/23/2009              **Date of Revision:** 4/9/2009  
**Applicant:** BILL GEORGE ESTATE

### PROPERTY INFORMATION

**General Location:** Southeast side Maynardville Pike, southwest side Quarry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 021NORTHWEST OF CREEK                      **Jurisdiction:** County  
**Size of Tract:** 37.72 acres  
**Accessibility:** Access is via Maynardville Pike, a two-lane major arterial street with 45' within a 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial development                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Commercial and STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant property is part of an emerging commercial core extending along both sides of Maynardville Pike southwest of Quarry Rd within CA, CB and PC zones

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) (Revised request)  
**Previous Requests:** Property was zoned PC in 2003 (5-B-03-RZ)  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned PC in 2003. (5-B-03-RZ)

### 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.):

RECOMMEND that County Commission DENY CB (Business an Manufacturing) zoning

Staff Recomm. (Full):

The staff believes that the current PC (Planned Commercial) zone is the most appropriate zone for the commercial development of this 30+ acre tract. In fact a large scale retail shopping center was approved under the current PC zone for this site and a revised plan of the site is currently under consideration by MPC .

Comments:

REZONING REQUIREMENTS:

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

1. The subject property has PC zoning on it and can be developed with a wide range of commercial, industrial or office uses following MPC approval of a development plan where the potential impact of the uses are reviewed in a public forum. In fact a large scale retail shopping center was approved under the current PC zone for this site and a revised plan of the site is currently under consideration by MPC . The proposed CB (Business and manufacturing) zoning would permit a wide range of commercial uses that would adversely impact the area without any public review of the proposal.
2. A CB zoning on this 30+ acre site would be opening this property to potentially intensive use without an opportunity for the surrounding owners, or the community, to review and comment on the development plan.
3. There are some businesses established along this section of Maynardville Pike within CA, CB and PC zones.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CB zone, as stated in the zoning ordinance, is for general businesses and manufacturing.
2. CB zoning would allow uses that could have a negative impact on the commercial development, as well as the traffic carrying capacity of this section of the Maynardville Pike. The PC zone, on the other hand, allows a wide range of uses that can be planned and developed in a manner that would ensure compatibility with the surrounding area. The access to Maynardville Pike and the impact on the adjoining creek are two issues that would benefit from the additional public review that the PC zone would afford.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. The impact to streets would depend on the type and size of commercial use developed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The North County Sector Plan proposes C (Commercial) uses for the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. It is expected that the approval of this plan amendment and rezoning would lead to additional, similar requests in this area.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE CA (General Business)

Date of Approval:

4/9/2009

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:** 5/26/2009

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**