CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-K-06-RZ Related File Number:

Application Filed: 4/5/2006 Date of Revision: 4/25/2006

Applicant: MIKE REESE

Owner:



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: Southeast side Asbury Rd., southwest of E. Governor John Sevier Hwy.

Other Parcel Info.:

Tax ID Number: 97 040, PT. OF 041 OTHER: CA ON PORTION OF 41 Z Jurisdiction: County

Size of Tract: 5.96 acres

Access is via Asbury Rd., a minor arterial street with 25' of pavement width within 50-75' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Office/warehouses, commercial subdivision Density:

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with commercial and industrial uses under CA, CB and I zoning. There are also

some residential uses in the area, zoned Agricultural.

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: CB (Business and Manufacturing) & CA (General Business)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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) on portion of parcel 41.

APPROVE CB (Business & Manufacturing) zoning on parcel 40.

Staff Recomm. (Full): The CA and CB zones are compatible with the surrounding zoning pattern, are consistent with the

sector plan and are appropriate near the intersection of major and minor arterial streets.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA and CB zones are compatible with the scale and intensity of the surrounding

zoning pattern and land uses.

2. There is CB zoned property to the east of the site across E. Gov. John Sevier Hwy. There is substantial CA zoning to the north and east of the site and substantial Industrial zoning in all directions.

3. The requested CA and CB zones are consistent with the sector plan and are compatible with other

uses in the area and appropriate at this intersection of two arterial streets.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools. Asbury Rd. is a minor arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.

3. The recommended CA and CB zones are compatible with surrounding development and zoning and

will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes commercial uses for the front portion of these properties, consistent with the proposal. A sector plan amendment was not required because the requested zoning is a logical extension of the current sector plan designation.

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

Policy Plan map.

3. This request may lead to future rezoning requests for commercial uses in the immediate area. However, the sector plan does not propose further extension of commercial uses to the southwest along

Asbury Rd. or to the southeast along E. Gov. John Sevier Hwy.

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) on portion of parcel 41 and CB (Business & Manufacturing) on

parcel 40.

Date of MPC Approval: 5/11/2006 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: 6/26/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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