# CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

www•knoxmpc•org

File Number:5-Q-03-RZApplication Filed:4/23/2003Applicant:JAMES K. MAYFIELDOwner:

#### PROPERTY INFORMATION

General Location:	Southwest of Primus Rd., north of Murray Dr.		
Other Parcel Info .:			
Tax ID Number:	68 085 OTHER: (PORTION ZONED AGRICULTURAL) ( Jurisdiction: County		
Size of Tract:	0.36 acres		
Accessibility:	Access is via Primus Rd., a local street with 20' of pavement within a 40' right-of-way.		

**Related File Number:** 

Date of Revision:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Commercial building for	or mailing service business.	Density:
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This site is located at the edge of a predominantly residential area and is currently developed with a billboard and cell tower. Several commercial properties are located northwest of the site along I-75, developed with various businesses and billboards.		

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ADDRESS/RIGHT	-()=-VVAY INE()RIVIA	TION (where applicable)	

Street:

6175 Primus Rd.

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:	Part of parcel rezoned to CA in 1996. Request denied in 1999 to rezone remaining part from A to CA.
Extension of Zone:	Yes
History of Zoning:	Part of site was zoned CA in 1996. Request to rezone remainder of parcel from A to CA was denied in 1999.

#### PLAN INFORMATION (where applicable)

**Current 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:	Bonnie Curtiss			
Staff Recomm. (Abbr.):	APPROVE CA (Ger	neral Business) zoning		
Staff Recomm. (Full):		emainder of the site is a logical extension property consistent with other commercia	from the east, and would permit continued al development in the area.	
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. CA zoning would be a logical extension to the established commercial zoning on the property.</li> <li>2. This part of the property is vacant with the remaining CA-zoned portion of the site currently developed with a billboard and cell tower.</li> <li>3. The proposed use and other uses permitted in the CA zone are compatible with the scale and intensity of nearby commercial development under CB and C-3 zoning.</li> </ul>			
	<ol> <li>This minor zone traffic volumes on th</li> <li>Noise, visual, an extension would pla development and ac</li> <li>CONFORMITY OF</li> <li>The Northwest C commercial zoning in</li> </ol>	I Utility District provides water and sewer extension will not result in any demands he public roads. d traffic impacts should be minimal on the ice the zone boundary at the rear lot line ccess to face away from the residential us THE PROPOSAL TO ADOPTED PLANS ity Sector Plan proposes low density resi is a logical extension on this site, the maj	on schools or substantially increase the e adjacent residential properties. This of the site, requiring any commercial ses. dential uses for the site, although the ority of which is already zoned CA.	
		onsistent with the policies of the Knoxville oundaries in relation to avoiding land use		
MPC Action:	Approved		MPC Meeting Date: 5/8/2003	
Details of MPC action:				
Summary of MPC action:	APPROVE CA (Ger	neral Business)		
Date of MPC Approval:	5/8/2003	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	6/23/2003	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: