



## **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 with 2 conditions.

Staff Recomm. (Full):

1. No access to the site shall be taken from Foley Dr.
2. A Type "A" landscape screen (see attached) must be installed along the entire Foley Dr. (southern) and eastern sides of the property prior to establishing commercial operations in the now RB-zoned area.

With the conditions noted above, CA zoning for this site will be compatible with surrounding development and zoning . The proposal is an extension of zoning from the west. The proposal will establish one zoning over the entire parcel.

Comments:

REZONING REQUIREMENTS:

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

1. The applicant proposes to extend the CA east to include the entire parcel.
2. The proposal is an extension of zoning from the west and is compatible with surrounding land uses. Several of the surrounding properties are developed with commercial uses, including a convenience store, antique shop and a liquor store.
3. A used car sales business is already in place at the front of this site and the entire parcel is paved.
4. The recommended conditions will minimize the impact of this proposal on adjacent residential properties.

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 to the site.
2. The proposal would have no impact on schools and a minimal impact on streets.
3. There will be a minimal impact on surrounding properties, as the basic use will not change, just expand. With the landscaping condition recommended by staff, the visual impact may be reduced. The entire parcel is already paved and fenced.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to C (Commercial), CA zoning is consistent with the North County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of CA zoning for this site could lead to future similar requests in the area, which may also require sector plan amendments.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and

approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Approved **Meeting Date:** 6/9/2011

**Details of Action:**  
1. No access to the site shall be taken from Foley Dr.  
2. A Type "A" landscape screen (see attached) must be installed along the entire Foley Dr. (southern) and eastern sides of the property prior to establishing commercial operations in the now RB-zoned area.

**Summary of Action:** RECOMMEND the Knox County Commission APPROVE CA (K) (General Business) zoning subject to 2 conditions.

**Date of Approval:** 6/9/2011

**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:** 7/25/2011

**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:**