

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

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www.knoxmpc.org

File Number: 7-A-04-RZ **Related File Number:**
Application Filed: 5/20/2004 **Date of Revision:**
Applicant: LARRY AND LAURA BAILEY
Owner:

PROPERTY INFORMATION

General Location: Southwest side Brickyard Rd., southeast of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 56 N D 002 **Jurisdiction:** County
Size of Tract: 0.35 acres
Accessibility: Access is via Brickyard Rd., a major collector street with 24' of pavement width within 40-45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Newspaper business
Surrounding Land Use:
Proposed Use: Newspaper business **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with businesses under CA, I, and A zoning. Powell High School is located just west of this site, zoned A and RB.

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

Street: 7525 Brickyard 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: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning will bring the business located on the subject property into conformance with the zoning ordinance and will be consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposed zoning change is consistent with the sector plan proposal for the property.
3. The business located on the subject property is consistent with commercial zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will result in no impact on streets and schools.
3. There will be no negative impacts on surrounding properties as a result of this proposal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff anticipates that there will be future requests for commercial zoning on the adjacent properties where nonconforming businesses are currently located in the Agricultural zoning district. Staff called the applicant to see if the adjacent property owners would agree to be included in this application, but no owners were added as of the applications deadline.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 7/8/2004

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: 8/23/2004

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: