

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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File Number: 9-A-03-RZ **Related File Number:**
Application Filed: 7/23/2003 **Date of Revision:**
Applicant: BRACKFIELD & ASSOCIATES
Owner:

PROPERTY INFORMATION

General Location: South side Asheville Hwy., west of S. Patty Rd.
Other Parcel Info.:
Tax ID Number: 72 19.02 (PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 4.6 acres
Accessibility: Access is via Asheville Hwy., a four lane, median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: General commercial **Density:**
Sector Plan: East County **Sector Plan Designation:** MU, LDR, Slope Protection
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within the Asheville Hwy. corridor that is developed with residences and businesses within A, CA, CB and Industrial zones.

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: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
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: Ken Pruitt

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

Staff Recomm. (Full): Part of the site is already zoned CA. Approval of this request will put all the property under the same zoning classification. The sector plan proposes mixed development along this section of Asheville Hwy., with a transition into a town center at the intersection of Patty Rd and Asheville Hwy.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties fronting on both sides of Asheville Hwy. in this area are zoned CA.
2. The CA zone will allow the entire site to be developed under the same requirements as outlined in the zoning ordinance.
3. CA zoning is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. This proposal will place no additional demand on either schools or streets.
2. Public water and sewer utilities are available to serve the site.
3. The property can now be partially developed under the CA zoning that is already in place on the site. The impact of additional CA zoning on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes mixed uses for this area, with a transition to a town center around the intersection of Patty Rd. and Asheville Hwy.
2. The requested zoning is consistent with all adopted plans.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 10/9/2003

Date of Denial:

Postponements: 9/11/2003

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 11/17/2003

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: