

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 9-A-07-RZ  
**Application Filed:** 7/10/2007  
**Applicant:** BUD DEFOE

**Related File Number:** 9-A-07-SP  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** West side Burnett Creek Rd., southeast side E. Governor John Sevier Hwy., north side Dewey Burnett Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 1 A 029 **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CB (Business and Manufacturing)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **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.):** APPROVE CA (General Business) zoning.

**Staff Recomm. (Full):** CA is a less intense zone than the current CB zoning and will allow the applicant to develop a duplex on the site, which would be compatible with the surrounding development in the area.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a less intense zone than the current CB zoning and allows the applicant's proposed use of the site for a duplex, which is compatible with surrounding development.
3. Amending the sector plan to commercial brings the plan into consistency with the current CB or proposed CA zoning of this site. Other surrounding properties in the vicinity of Burnett Creek Rd. at E. Gov. John Sevier Hwy. are also zoned CB.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have a minimal to no impact on schools. The impact on the street system will depend upon the type of development proposed, but the site is located on a collector street near the intersection of an arterial street.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial, CA zoning is consistent with the South County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not likely to generate future requests for commercial designations or CA zoning, as numerous properties in the area are already zoned CB, and do not appear to be used for commercial purposes.

**MPC Action:** Approved

**MPC Meeting Date:** 9/13/2007

**Details of MPC action:**

**Summary of MPC action:** APPROVE CA (General Business)

**Date of MPC Approval:** 9/13/2007

**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:** 10/22/2007

**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:**