



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-C-07-RZ  
4-A-07-SP

**AGENDA ITEM #:** 73  
**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** ARNOLD TREECE  
**OWNER(S):** FRENCH H A & MARIAN L

**TAX ID NUMBER:** 29 02306  
**JURISDICTION:** Commission District 7

▶ **LOCATION:** Northeast side Quarry Rd., southeast of Maynardville Pike

▶ **TRACT INFORMATION:** 7.12 acres.

**SECTOR PLAN:** North County  
**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Quarry Rd., a local street with 20' of pavement width within a 50' right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and STPA (Stream Protection) / A (Agricultural) and F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and STPA (Stream Protection) / CA (General Business) and F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex condominium and office for applicant

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted for this site, but other property to the southwest has been changed to Commercial and PC zoning.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land MDR/RB Residential  
South: Creek / STPA/A and F Floodway  
East: Park and creek STPA / F Floodway  
West: Church, Quarry Rd., and vacant land / Commercial / PC Planned Commercial

**NEIGHBORHOOD CONTEXT:** This site is located southeast of the Maynardville Highway corridor within an underdeveloped area that is shown for commercial and medium density residential uses, and zoned A, RB and PC.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) designation**

Commercial designation along both sides of Quarry Rd., southeast of Maynardville Pike and the northwest side of the creek would provide an appropriate commercial development pattern along this portion of the

Maynardville Pike corridor.

► **APPROVE CA (General Business) / F (Floodway) zoning**

CA zoning will permit the proposed use of the site, while not adversely impacting surrounding development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The properties to the southwest and northeast are zoned CA, CB and PC and shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established zoning and proposed uses of surrounding properties.
2. A Commercial designation and CA zoning would permit a range of commercial uses compatible with other commercial zoning in the area. A commercial pattern along Maynardville Pike has emerged in this area.
3. Development permitted under the requested CA zoning is compatible with the scale and intensity of the surrounding development and zoning that includes a church, baseball park and PC and RB zoning.

**THE EFFECTS OF THE PROPOSAL**

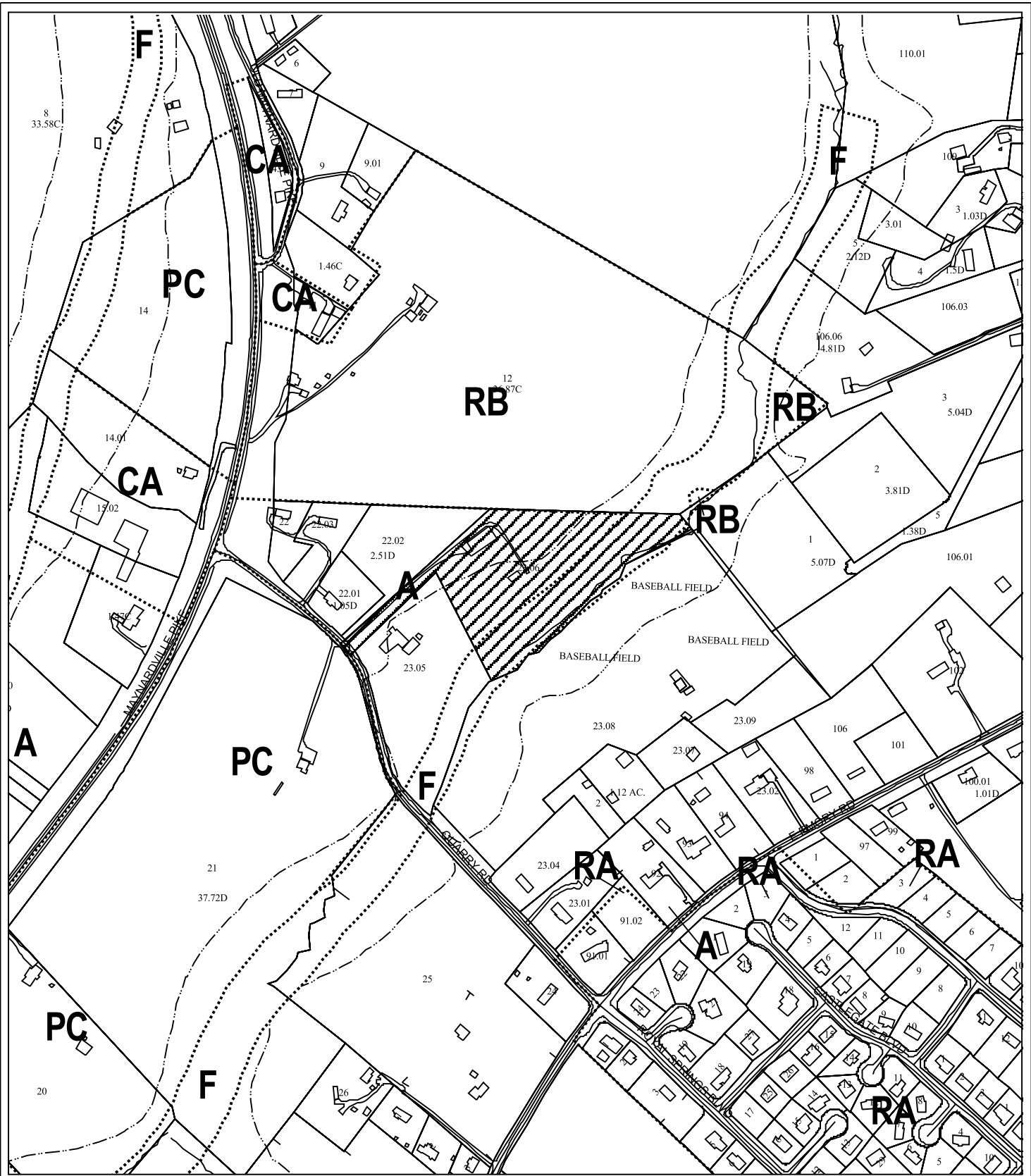
1. Public water and sewer utilities are available to serve the site.
2. CA development will impact Quarry Rd. and Maynardville Hwy. with additional turning movements in this area, but it will have no impact on schools.
3. CA zoning allows uses that are compatible with surrounding zoning and uses.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Sector Plan proposes low density residential use and floodway for this site with commercial to the southwest. Commercial rezoning of this site would be a logical extension of the zoning pattern to include both sides of Quarry Rd., northwest of the floodway. The floodway should remain the southeastern boundary for the commercial pattern along Quarry Rd.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for other properties along Maynardville Hwy. and Quarry Rd. northwest of the floodway

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.





**4-C-07-RZ  
REZONING**

Petitioner: Arnold Treece

Map No: 29

Jurisdiction: County



From: A (Agricultural) and F (Floodway)  
To: CA (General Business) and F (Floodway)

Original Print Date: 03/20/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902