

▶ **FILE #:** 1-A-07-RZ

AGENDA ITEM #: 62

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** OSCAR STILES

OWNER(S): OSCAR STILES

TAX ID NUMBER: 62 099 PORTION ZONED A

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Andrew Johnson Hwy., north of Pleasant Hill Rd.

▶ **APPX. SIZE OF TRACT:** 1.7 acre

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andrew Johnson Hwy., a four lane, median divided, major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in the CA zone

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Most of this property has been zoned CA for years.

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / CA and A Agricultural

South: Businesses and residences /CA Commercial

East: Businesses and residences / CA Commercial

West: Residences and businesses / CA Commercial

NEIGHBORHOOD CONTEXT: This residential site is part of the CA zoned corridor that extends along both sides of Andrew Johnson Hwy. through this area.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) for the entire property**

CA zoning of the entire site will permit its development in a manner consistent with surrounding uses. The sector plan proposes medium density residential use for this site, although the majority of the site and the surrounding property have been zoned CA for years.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CA zoning extension is compatible with the scale and intensity of the surrounding zoning pattern which is already CA.
2. There is CA zoned property to the northeast and southwest of the site, and there is substantial CA zoning along this section of Andrew Johnson Hwy.
3. CA zoning will allow the entire site to be developed with business uses compatible with other uses in this area of Andrew Johnson Hwy.
4. The proposal represents a logical extension to include the entire property.

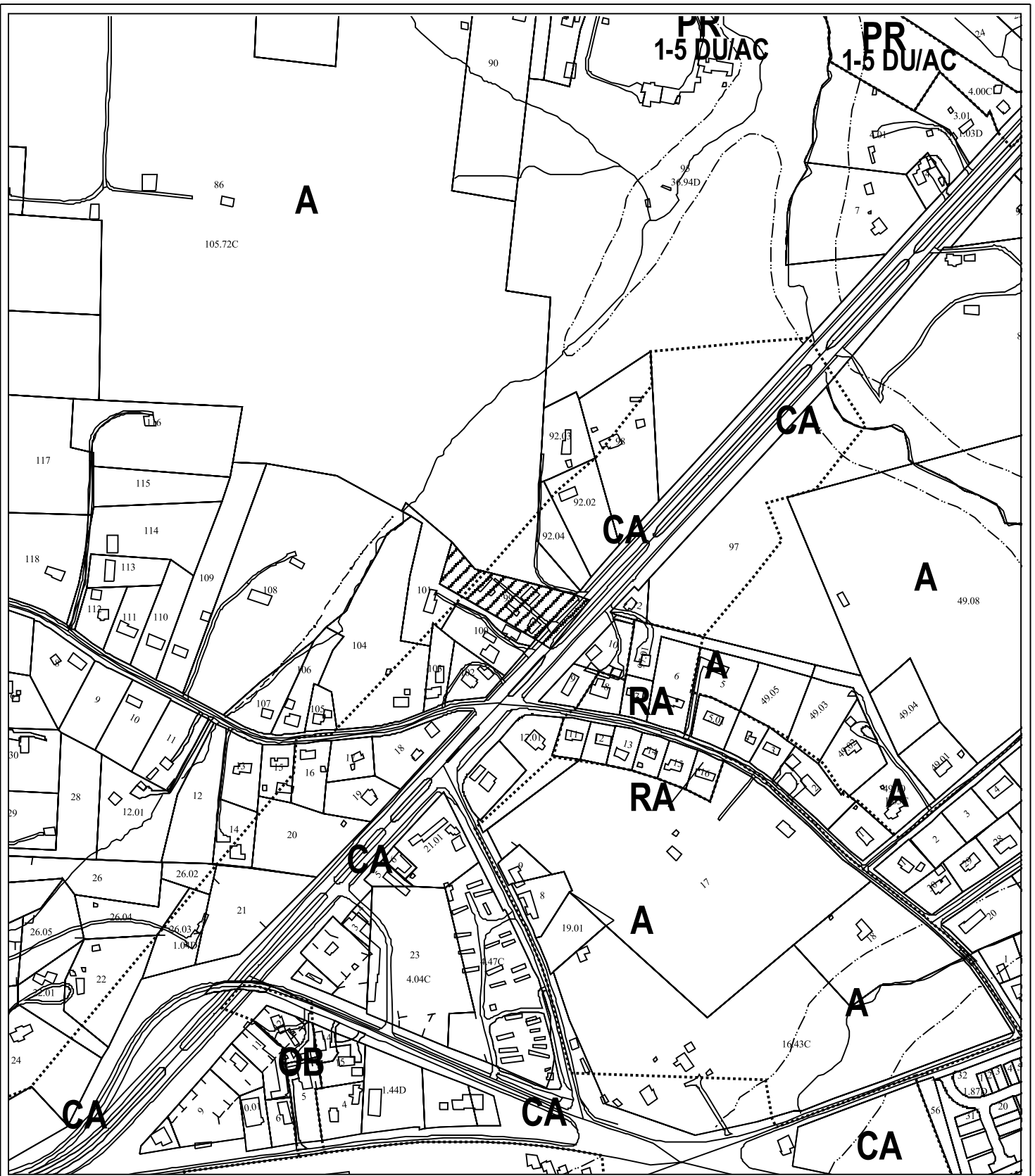
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Andrew Johnson Hwy. is a major arterial street with capacity to handle additional trips that would be generated by commercial development of this site.
3. The CA zoning is compatible with surrounding development and zoning, and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this area for Medium Density Residential use although the site and area are already zoned CA. This request is just a slight extension of the CA zone to include the entire parcel.
2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not expected to lead to future CA rezoning requests in the immediate area since the adjoining property is already zoned CA.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2007. 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.



**1-A-07-RZ
REZONING**

Petitioner: Oscar Stiles

Map No: 62

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

Original Print Date: 12/27/06 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

