

▶ **FILE #:** 4-G-08-RZ

**AGENDA ITEM #:** 52

**AGENDA DATE:** 4/10/2008

▶ **APPLICANT:** STEVE BETHEL

OWNER(S): OLSON EDNA CALLISON

TAX ID NUMBER: 38 117

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side E. Emory Rd., east of Maynardville Pike

▶ **APPX. SIZE OF TRACT:** 1.1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a three lane, major arterial street in this area.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Any use permitted in CA zoning

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other adjacent property was rezoned to CA in 2004. (10-P-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Bank and residences / CA and A Agricultural

South: E Emory Rd., public library and businesses / A and CA Commercial

East: Vacant land / CA Commercial

West: Bank / CA Commercial

NEIGHBORHOOD CONTEXT: This property is in an area of business and office development that is occurring within CA zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE CA (General Business) zoning**

This CA rezoning request is consistent with other recent commercial zoning and development noted in the area. The sector plan proposes commercial uses for this site.

**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 logical extension of zoning from the east, south and west.
3. Since the property is adjacent to and across from commercial zoning, this rezoning proposal is reasonable.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

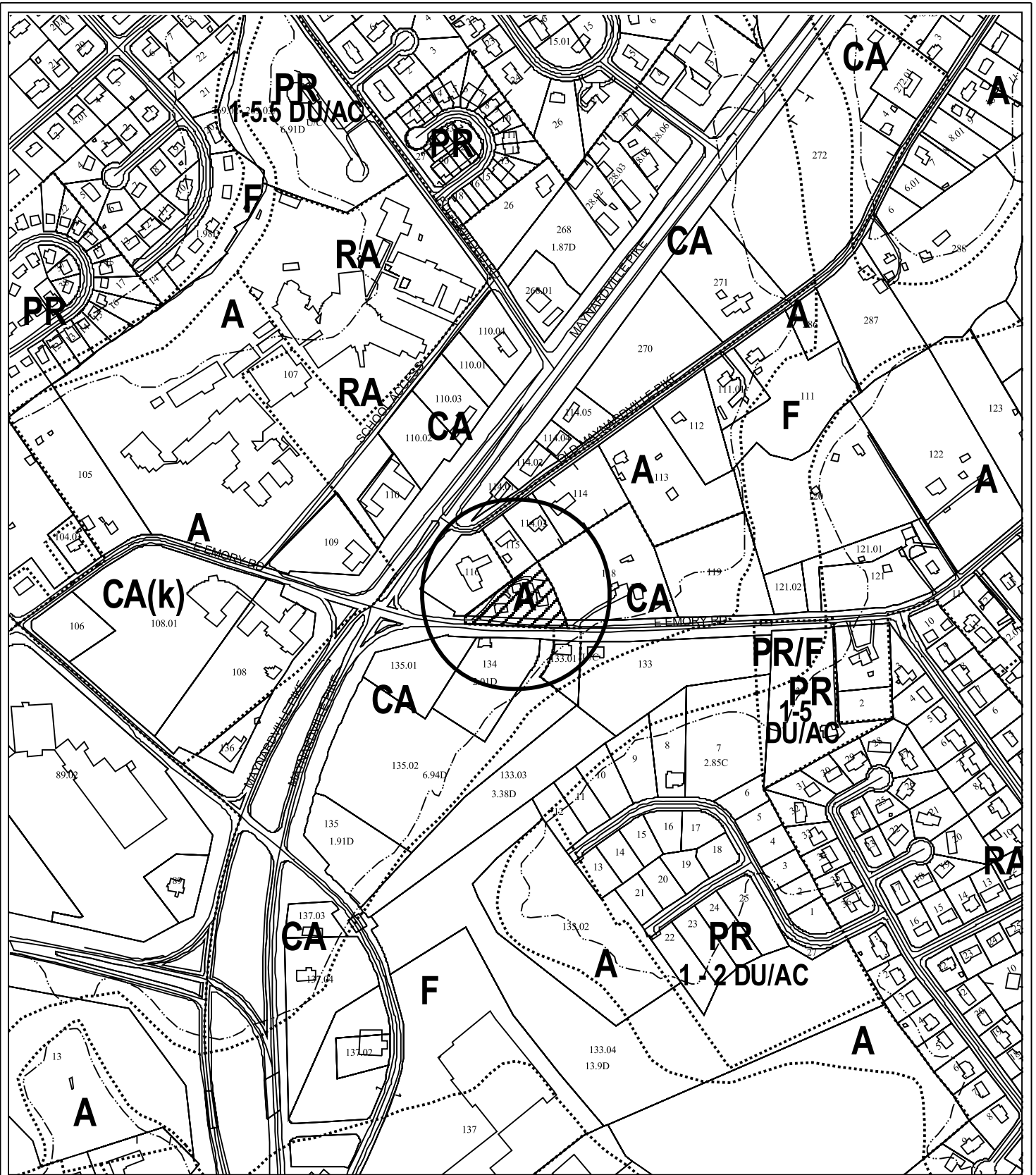
1. The North County Sector Plan proposes commercial for the site.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.

#### ESTIMATED TRAFFIC IMPACT 203 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/27/2008. 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-G-08-RZ  
REZONING**



From: A (Agricultural)  
To: CA (General Business)

Original Print Date: 03/27/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Steve Bethel

Map No: 38

Jurisdiction: County

