



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

▶ **FILE #:** 2-I-08-RZ

AGENDA ITEM #: 66

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** **WILLIAM JAMES BUNCH**

OWNER(S): WILLIAM JAMES BUNCH

TAX ID NUMBER: 28 264 & 264.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Northwest side Maynardville Pike, northwest of Old Maynardville Pike**

▶ **APPX. SIZE OF TRACT:** **2.51 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial street with 24' of pavement width within 180' of right of way.

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

WATERSHED: Beaver Creek

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

▶ **ZONING REQUESTED:** **CB (Business and Manufacturing)**

▶ **EXISTING LAND USE:** **Residence, outbuildings and vacant land**

▶ **PROPOSED USE:** **Drug store**

EXTENSION OF ZONE: Yes, extension of CB zoning from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mills Branch of Beaver Creek and residences / F (Floodway) and RA (Low Density Residential)

South: Maynardville Pike - Vacant land and dwellings / CA (General Business)

East: Equipment rental and sales business / CB (Business and Manufacturing)

West: Self service storage facility / CA (General Business)

NEIGHBORHOOD CONTEXT: This site is located along a section of Maynardville Pike that is being developed with commercial uses under CA, CB and PC zoning.

STAFF RECOMMENDATION:

▶ **APPROVE CB (Business and Manufacturing) zoning.**

CB is an extension of zoning from the northeast, is compatible with surrounding development and zoning, and is an extension of commercial uses proposed by the sector plan from two sides.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There are commercially zoned properties on two sides of the site along Maynardville Pike, as well as across the highway.
3. CB zoning will allow business and manufacturing uses, similar to adjacent uses.

4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

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

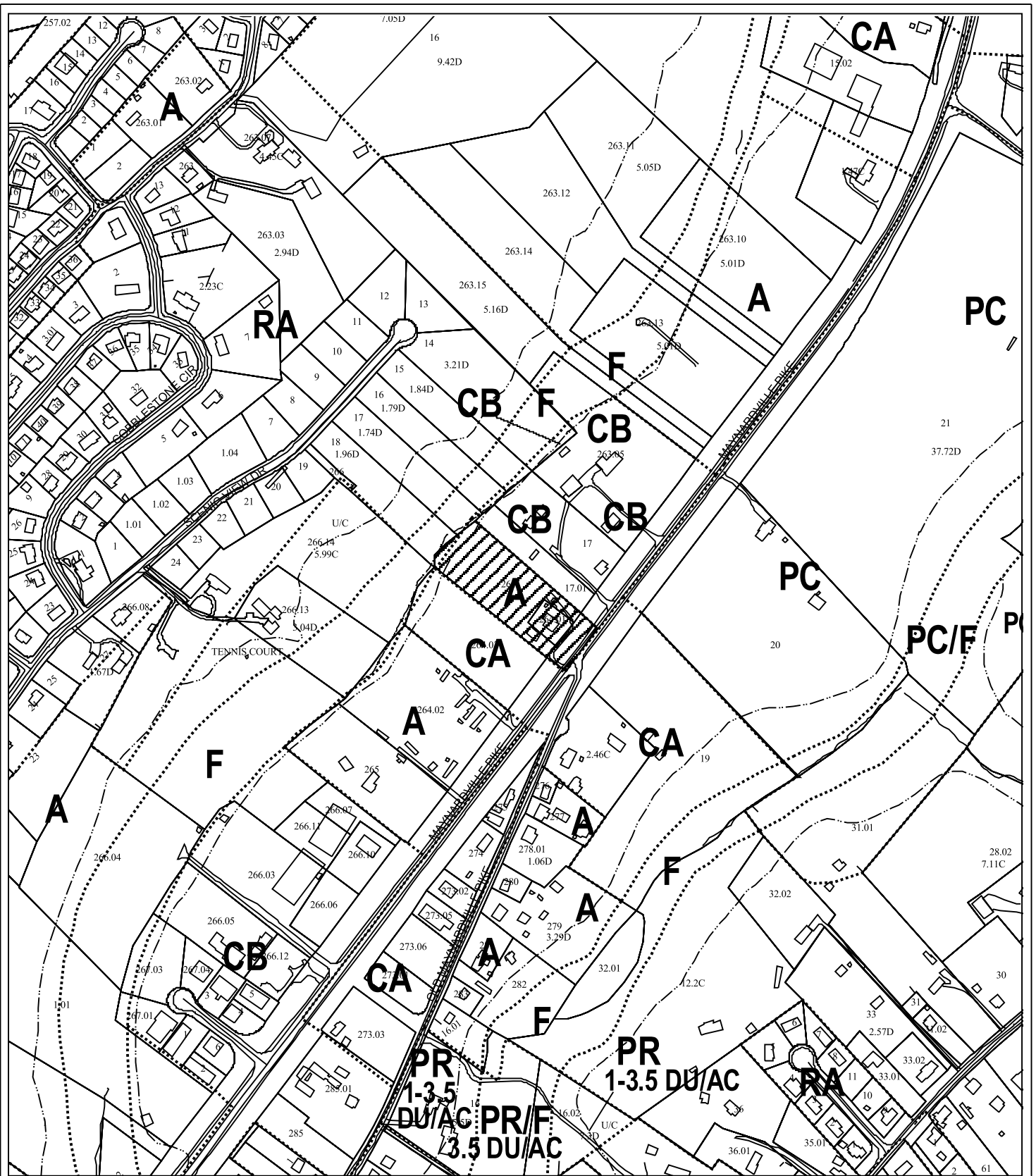
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses on both abutting properties, so approval of this rezoning request is a logical extension of the commercial sector plan designation.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for commercial in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/24/2008. 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.



**2-I-08-RZ
REZONING**



From: A (Agricultural)
To: CB (Business and Manufacturing)

Original Print Date: 01/28/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: William James Bunch

Map No: 28

Jurisdiction: County

