

▶ **FILE #:** 10-C-10-RZ

AGENDA ITEM # 27

AGENDA DATE: 10/14/2010

▶ **APPLICANT:** DAVID BAILEY
OWNER(S): STORACE DAVID & ANNA

TAX ID NUMBER: 138 278

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side Chapman Hwy., south of Sevierville Pike

▶ **APPX. SIZE OF TRACT:** 2.62 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 lanes within 110' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knoxville Utilities Board

WATERSHED: Hinds Creek

▶ **PRESENT ZONING:** CA (General Business) and A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Electronic equipment assembly and manufacturing

EXTENSION OF ZONE: Not an extension of CB, but adjacent to CA zoning

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Septic service, trailer sales business and vacant land / CA (General Business) and A (Agricultural)

South: Propane and appliance business / CA (General Business) and A (Agricultural)

East: Vacant land, ridgeline / A (Agricultural)

West: Chapman Hwy. - Vacant land / PR (Planned Residential) @ 1-10 du/ac

NEIGHBORHOOD CONTEXT: This area is just north of the Blount and Sevier County lines. Properties along Chapman Hwy. are developed with various businesses under CA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.**

CB zoning at this location is compatible with surrounding land uses and zoning and is consistent with the sector plan proposal on the property.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Properties fronting on Chapman Hwy. in this area are developed with a range of commercial uses that are compatible with uses permitted in the CB zone.

2. The site is accessed from Chapman Hwy., a major arterial street with sufficient capacity to support CB development.
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Residential uses in the area are located behind the commercial businesses on Chapman Hwy. and are accessed from separate streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.
2. Based on the above description and intent of CB zoning, this property is appropriate to be rezoned to CB.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CB zoning at this location would have little adverse impact on surrounding properties.

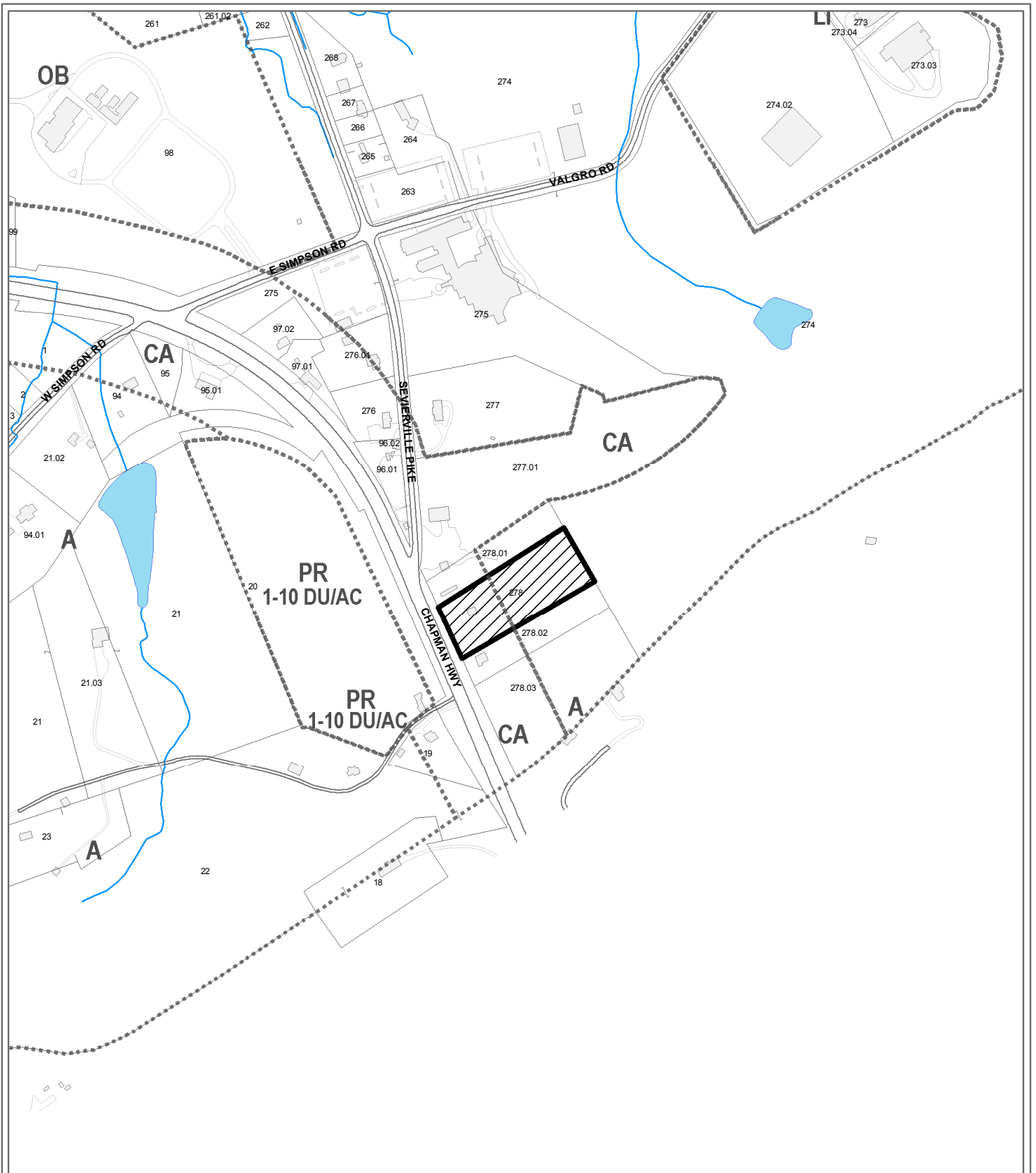
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes commercial uses for the site, consistent with the requested CB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for CB zoning in the immediate area, on properties designated for commercial development on the sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/15/2010. 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.



**10-C-10-RZ
REZONING**

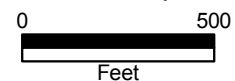
From: CA (General Business) and A (Agricultural)
To: CB (Business and Manufacturing)



Petitioner: Bailey, David

Map No: 138

Jurisdiction: County



Original Print Date: 9/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902