

▶ **FILE #:** 4-E-11-RZ

AGENDA ITEM # 34

AGENDA DATE: 4/14/2011

▶ **APPLICANT:** J.T. CHAPMAN

OWNER(S): J.T. Chapman

TAX ID NUMBER: 62 PORTION OF 245 PART ZONED A

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side Asheville Hwy., east of S. Molly Bright Rd.

▶ **APPX. SIZE OF TRACT:** 0.79 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 185-195' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Auto, equipment sales

EXTENSION OF ZONE: Yes, extension of CA from the north and east

HISTORY OF ZONING: None noted for this site, The adjacent property to the east was rezoned CA in 1986 (7-B-86-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial building - Asheville Hwy. / CA (General Business)
 South: Vacant land / PR (Planned Residential)
 East: Commercial building / CA (General Business)
 West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with commercial uses fronting on Asheville Hwy., under CA and CB zoning. The areas to the rear of the commercial uses are developed with residential uses, under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA 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 Asheville Hwy. in this area are developed with a range of commercial uses that are compatible with uses permitted in the CA zone.
2. The site is accessed from Asheville Hwy., a major arterial street with sufficient capacity to support CA

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 Asheville Hwy. and are accessed from separate streets.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.
2. Based on the above description and intent of CA zoning, this property is appropriate to be rezoned to CA.

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 CA zoning at this location would have little adverse impact on surrounding properties.

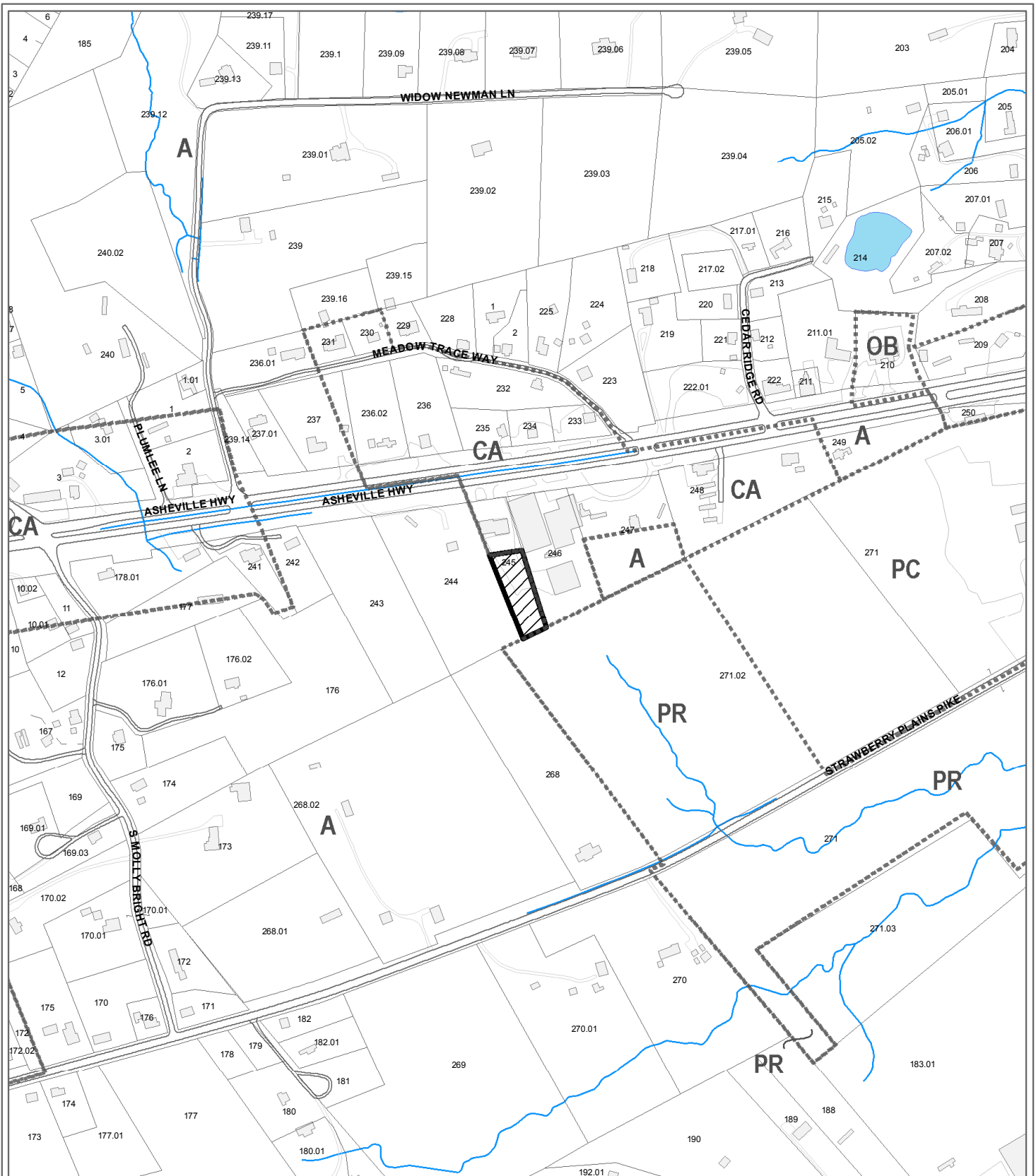
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The current East County Sector Plan designates the site as PDA (Planned Development Area), consistent with the requested CA zoning. The East County Sector Plan update, which is currently pending approval by Knox County Commission, also supports CA 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 CA 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 5/23/2011. 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.



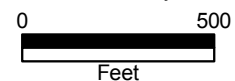
**4-E-11-RZ
REZONING**

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



Petitioner: Chapman, J.T.

Map No: 62
Jurisdiction: County



Original Print Date: 3/24/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902