

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 10-C-17-RZ

AGENDA ITEM #: 43

AGENDA DATE: 10/12/2017

► **APPLICANT:** AVERY LEON CLARK JR.

OWNER(S): Avery Leon Clark Jr.

TAX ID NUMBER: 97 01805

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2710 E Governor John Sevier Hwy

► **LOCATION:** Northeast side E. Governor John Sevier Hwy., west side Cinder Ln.

► **APPX. SIZE OF TRACT:** 4.72 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 120' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

► **PRESENT ZONING:** CA (General Business)

► **ZONING REQUESTED:** I (Industrial)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Any use permitted in I zoning district

EXTENSION OF ZONE: Yes, from the north, east, and west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Distribution center, gas station / I (Industrial), CA (General Business)

South: Vacant land, commercial / I (Industrial), CA (General Business)

East: Cinder Ln., houses, industrial / I (Industrial), A (Agricultural)

West: Gov. John Sevier Hwy, bank, gas station, industrial / I (Industrial)

NEIGHBORHOOD CONTEXT: This site is near the Forks of the River Industrial Park that was developed in the 1960's under I zoning. The area is developed with commercial, office and residential uses in the CA and I zones.

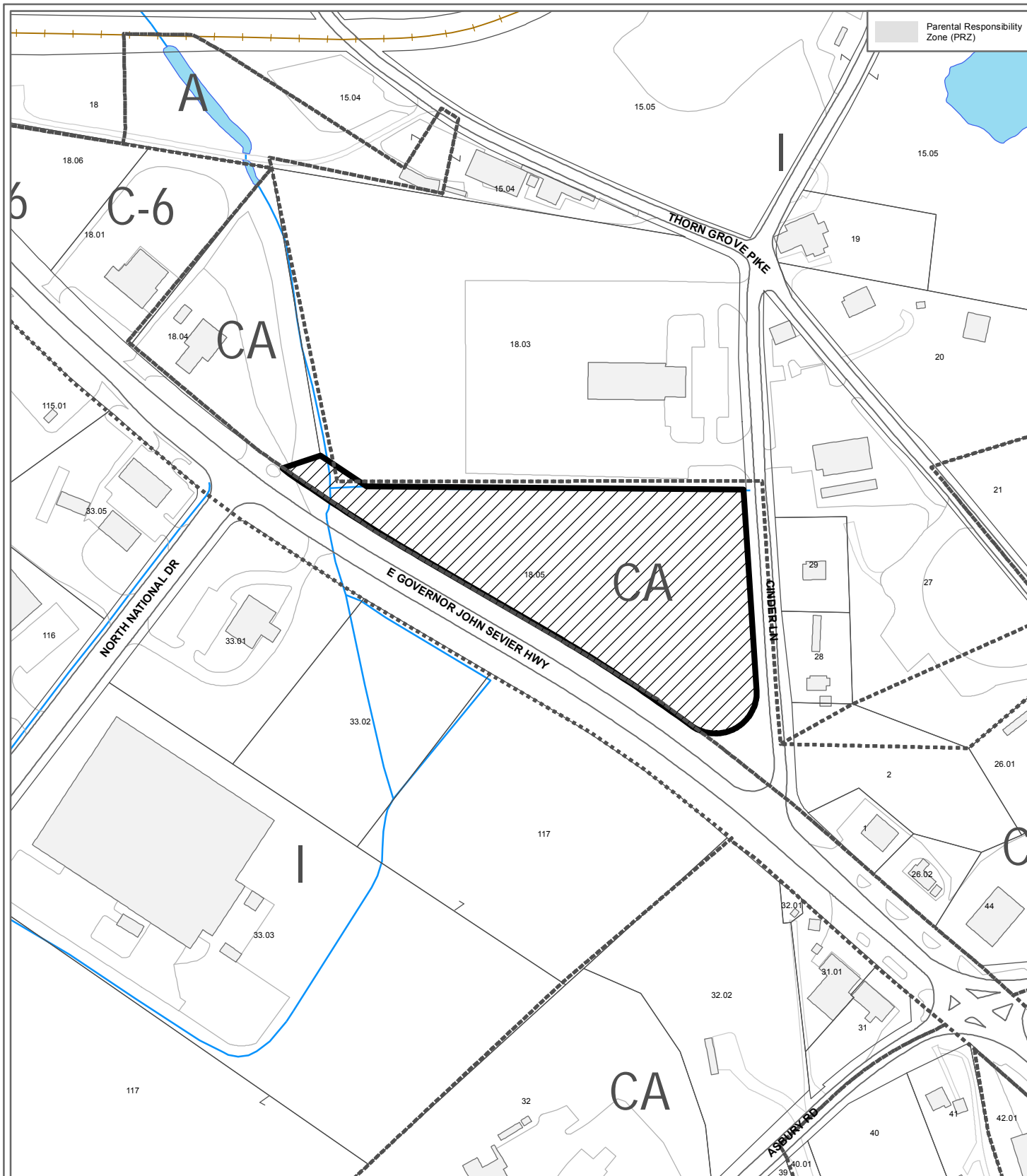
STAFF RECOMMENDATION:

► **POSTPONE** the request until the December 14, 2017 meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

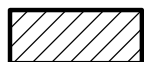
If approved, this item will be forwarded to Knox County Commission for action on 11/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



10-C-17-RZ REZONING

From: CA (General Business)

To: I (Industrial)



Original Print Date: 9/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Clark Jr., Avery Leon

Map No: 97

Jurisdiction: County

0 250
Feet



MPC

METROPOLITAN
PLANNING
COMMISSION

TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

☒ **REZONING**
☐ **PLAN AMENDMENT**
Name of Applicant: Avery Leon Clark Jr.Date Filed: 7/24/17Meeting Date: Oct. 12, 2017Application Accepted by: BrusseauFee Amount: \$1000File Number: Rezoning 10-C-17-R2

Fee Amount: _____

File Number: Plan Amendment _____

RECEIVED

JUL 24 2017

Metropolitan
Planning Commission**PROPERTY INFORMATION**Address: 2710 E. Gov. John Sevier HwyGeneral Location: NE side E. Gov. John Sevier Hwy, W side Cedar LnParcel ID Number(s): 097-01805Tract Size: 4.72 acExisting Land Use: Vacant landPlanning Sector: East CountyGrowth Policy Plan: Planned GrowthCensus Tract: 54.01Traffic Zone: 67

Jurisdiction: ☐ City Council _____ District
☒ County Commission 8th District

Requested Change**REZONING**FROM: CATO: I**PLAN AMENDMENT**
☐ One Year Plan ☐ _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY
Any use permitted
in I zone.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted
☐ **PROPERTY OWNER** ☐ **OPTION HOLDER**

PLEASE PRINT

Name: Avery Leon Clark, Jr.

Company: _____

Address: 4920 Old French RdCity: Knoxville State: Tn Zip: 37920Telephone: 865-573-9035

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: above Zip: _____Telephone: same as above

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Avery Leon Clark Jr.

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: above Zip: _____

Telephone: _____

E-mail: _____