

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 9-E-18-RZ

AGENDA ITEM #: 41

AGENDA DATE: 9/13/2018

► **APPLICANT:** RICK WEBSTER

OWNER(S): Rick Webster

TAX ID NUMBER: 122 K C 032

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1727 Maryville Pike

► **LOCATION:** Northwest side Maryville Pike, southwest of Woodson Dr.

► **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial street with 30' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT ZONING:** RA (Low Density Residential)

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

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Storage building

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House and vacant land / RA (Low Density Residential)

South: Maryville Pike, warehouse / CB (Business & Manufacturing)

East: Vacant lot / CA (General Business)

West: Service business / CA (General Business)

NEIGHBORHOOD CONTEXT: This section of Maryville Pike is primarily developed with businesses along the road, with a few residences. To the rear of the businesses are residential uses. The various zoning districts in the area include CA, CB, RA and PR zoning.

STAFF RECOMMENDATION:

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

CA is a logical extension of commercial zoning from south, east and west, and is consistent with the sector plan proposal for the property.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

GENERALLY:

1. CA is a logical extension of commercial zoning from the south, east and west, and will allow compatible uses to the surrounding development pattern.
2. The subject property is adjacent to CA zoned parcels on either side. It is the last remaining non-CA zoned property on this stretch on the north side of Maryville Pike.
3. The site is adjacent to commercially zoned parcels adjacent to the site, zoned CA. The proposal is an extension of that appropriate zoning pattern on a property that has frontage on a minor arterial street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

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

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. CA zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.
2. The extension of CA zoning to this site is appropriate in this existing commercial area.
3. The traffic impact will depend on the type of commercial development proposed, but Maryville Pike is a minor arterial street capable of handling the additional traffic that would be generated.

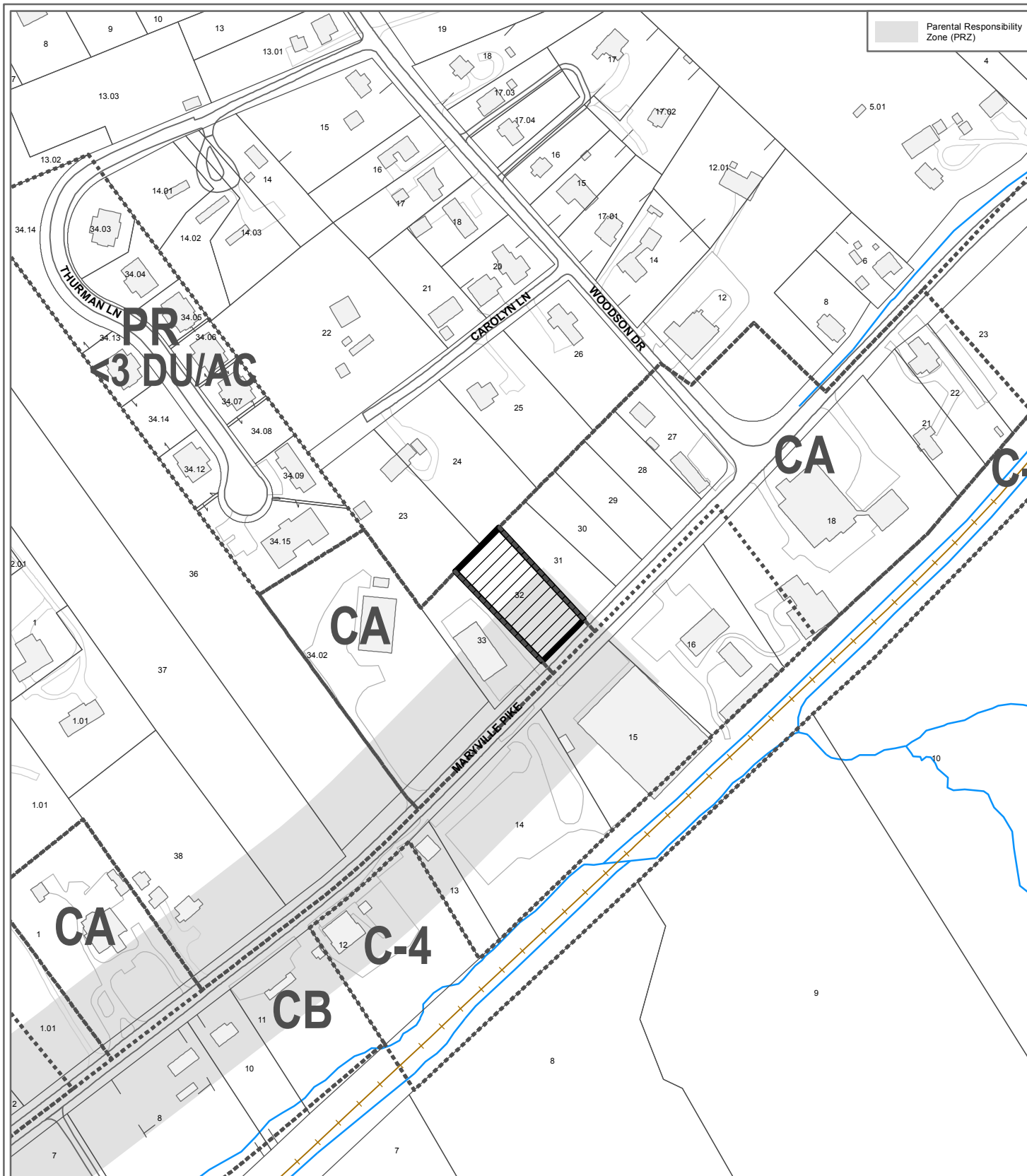
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The South County Sector Plan proposes general commercial uses for the site, consistent with the requested CA zoning.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2018. 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.



**9-E-18-RZ
REZONING**

From: RA (Low Density Residential)

To: CA (General Business)



Original Print Date: 8/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Webster, Rick

Map No: 122

Jurisdiction: County



SETTLEMENT STATEMENT

Buyer: Rick Webster
Seller: Knox County, Tennessee
Settlement Date: July 31, 2018
Property Location: 1727 Maryville Pike
Knoxville, TN 37920
Parcel ID: 122KC-032

Buyer

Total Bid Price: 12,825.00
5% Buyer's Premium: 641.25
Total Purchase Price: 13,466.25

Less Deposit or Earnest Money: 1,282.50

Balance paid to Seller at closing:

12,183.75

Powell Auction & Realty

Earnest Money: 1,282.50
Less 5% Buyer's Premium: 641.25

Balance paid to Seller at closing: 641.25


Seller

Total Purchase Price: 13,466.25


5% Buyer's Premium to
Powell Auction & Realty: 641.25

Balance to Seller: 12,825.00

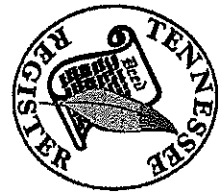
Approved:

KNOX COUNTY, TENNESSEE
BY: 
Daniel Sanders, Deputy Law Director

DATE: 7-31-18

BUYER

Rick Webster

DATE: 7-31-18



SHERRY WITT

KNOX County Register of Deeds

CUSTOMER RECEIPT - RECORDING SERVICES

Receipt Number:

T20180041479

Date/Time:

07/31/2018 14:30:13

Method Received:

Walk-In

Clerk:

Cindy F

Customer Name : **RICK WEBSTER**

MAILING LABEL

**RICK WEBSTER
2715 MARYVILLE PK
KNOXVILLE TN 37920**

Transaction Detail

<u>Instrument Number</u>	<u>Instrument Type</u>	<u>Gen. Fee</u>	<u>Equip. Fee</u>	<u>Transfer Tax</u>	<u>Mortgage Tax</u>	<u>Copy</u>	<u>Cert. Copy</u>	<u>Copy Fee</u>	<u># Pgs</u>	<u>Consideration</u>	<u>Subtotal</u>
201807310006966	QCD	\$11.00	\$2.00	\$49.83	\$0.00	N	N	\$0.00	2	\$13,466.25	\$62.83

First Party Name

KNOX COUNTY TENNESSE

Second Party Name
WEBSTER, RICK

Payment Information

Method of Payment

Payment Control ID

Authorized Agent

Cash

Amount

\$63.00


AMOUNT PAID: \$63.00
LESS AMOUNT DUE: \$62.83
CHANGE RECEIVED: \$0.17

7/31/2018 2:31PM

Knox County Register of Deeds * 400 Main Street * Suite 225 * Knoxville, TN 37902

Page 1 of 1

THE FACE OF THIS DOCUMENT CONTAINS A REFLECTIVE METALLIC HOLOGRAM - DO NOT CASH IF ABSENT

 **SOUTH KNOXVILLE BRANCH**

Home Federal Bank
Home Federal Bank of Tennessee, F.S.B.

CASHIERS CHECK

Market Street Office
515 Market St, Knoxville, TN 37902

87-7139
2642

04-150668
7/31/2018


Twelve Thousand Eight Hundred Twenty Five Dollars and No Cents

PAY TO
THE ORDER
OF KNOX COUNTY

Remitter:
RICK WEBSTER

***\$12,825.00
NOT VALID OVER \$50,000.00
UNLESS COUNTERSIGNED

NOTICE
The purchase of an indemnity bond will be required before an official check of this bank will be replaced or refunded in the event it is lost, misplaced or stolen.



SECURITY FEATURES INCLUDED, DETAILS ON BACK

⑈ 150668 ⑈ ⑈ 264271390⑈ 0022100450⑈

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

☒ REZONING ☐ PLAN AMENDMENT

Name of Applicant: Rick WebsterDate Filed: 7-27-2018 Meeting Date: 9-13-18Application Accepted by: James ReedFee Amount: \$1,000 File Number: Rezoning 9-E-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1227 Maryville Pike
General Location: North side of Maryville Pike, South of Woodson Drive ± 430'

Parcel ID Number(s): 122KC032Tract Size: ± 0.6 AcresExisting Land Use: VacantPlanning Sector: South CountyGrowth Policy Plan: Urban GrowthCensus Tract: 35Traffic Zone: 63

Jurisdiction: ☐ City Council _____ District _____
☒ County Commission 9 District _____

Requested Change

REZONING

FROM: RATO: CA

PLAN AMENDMENT

☐ One Year Plan ☐ _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Storage Bldg.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

☒ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: Rick Webster

Company: _____

Address: 2715 Maryville PikeCity: Knox State: TN Zip: 37920Telephone: 865-404-7325

Fax: _____

E-mail: rickwebster@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SAME

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

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: SAME

PLEASE PRINT

Name: _____

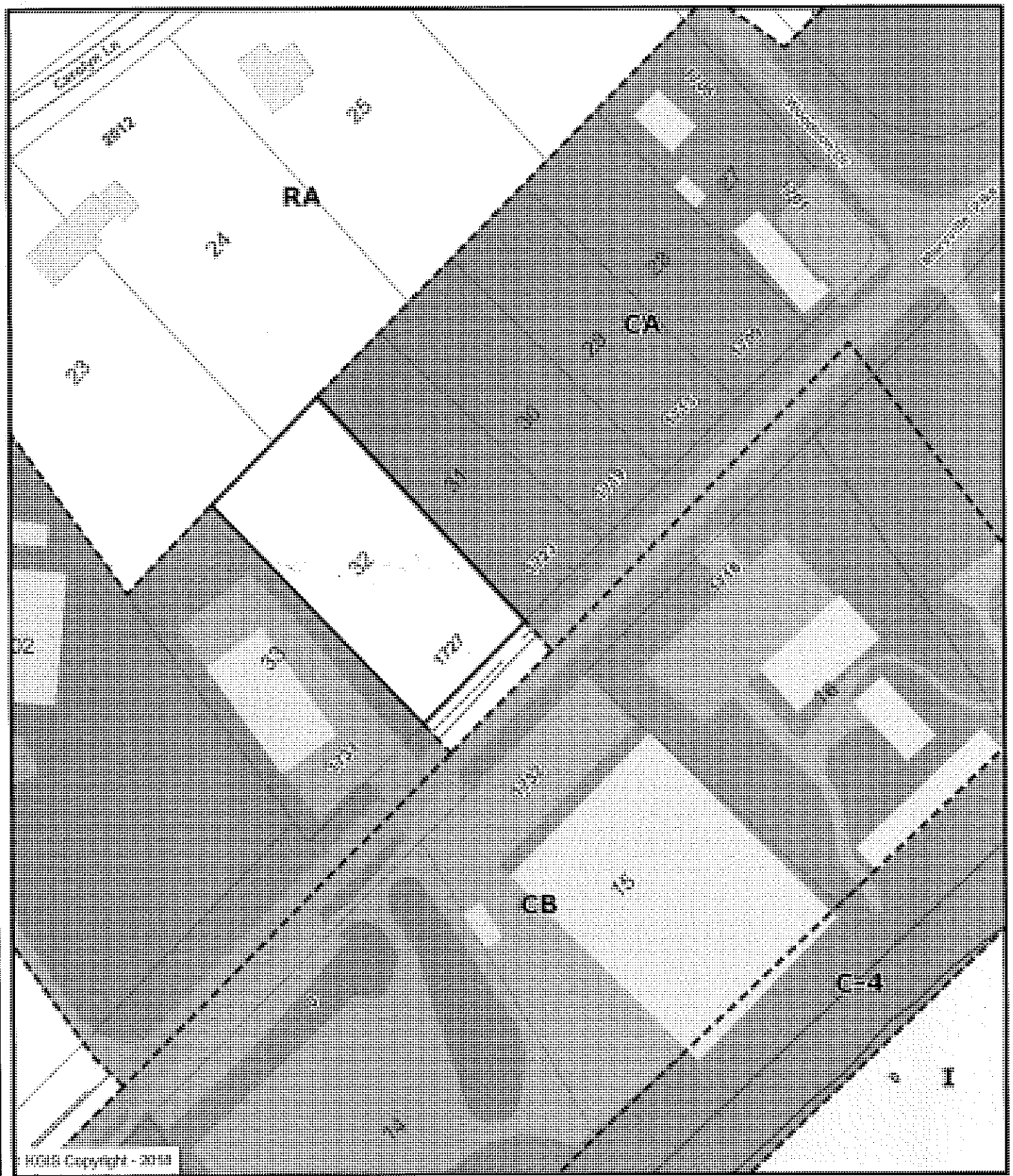
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

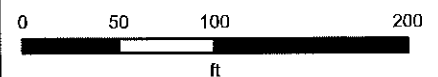


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/27/2018 at 3:14:43 PM



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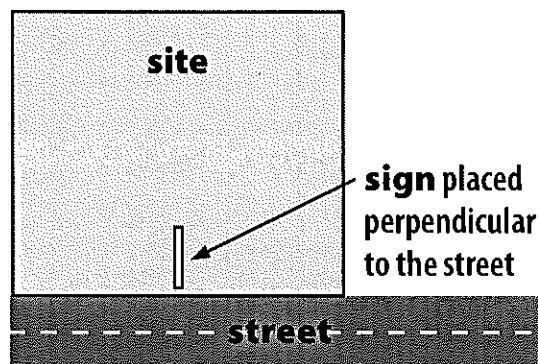
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/27/18

(15 days before the MPC meeting)

and

9/14/18

(the day after the MPC meeting)

Signature: _____

Rick Webster

Printed Name: _____

Rick Webster

Phone: _____

865-604-7325

Email: _____

rickwebster@comcast.net

Date: _____

7/27/18

MPC File Number: _____

9-E-18-RZ