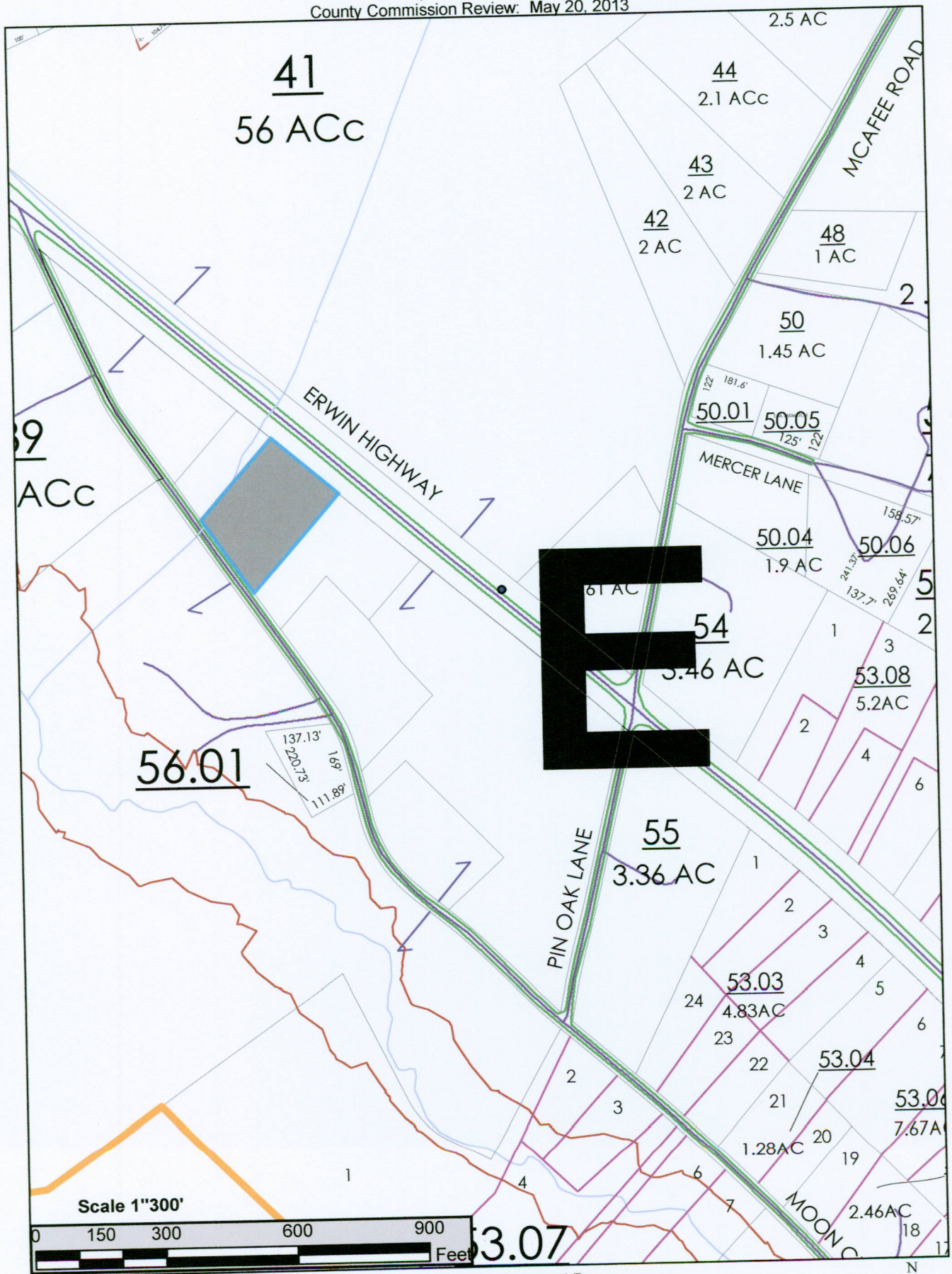



L.



Legend

 Proposed Rezoning



Rezoning Request Jose Vazquez Erwin Hwy & Moon Creek Rd

Description of Request: Rezoning request is to seek approval to rezone property from A-1 General Agriculture District to B-2 General Business District. The property owner proposes to rezone the property to B-2 zone to develop the site with a parking lot for tractor trailers.

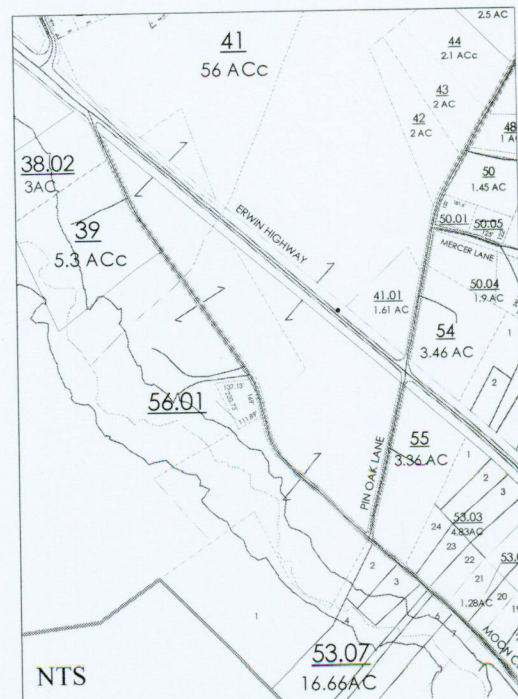
Property Owner: Jose Vazquez
Property Address: Erwin Highway & Moon Creek Road

Tax Map: 100, Parcel 041.04
District: 13th
Lot Size: 1.22 ac.
Subdivision: Glenn Shelton Property H-905

Current Zoning: A-1 General Agriculture District

Proposed Zoning: B-2 General Business District

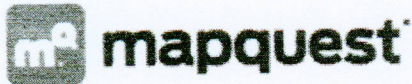
Planning Commission: 04/09/13
Public Hearing/County Commission: 05/20/13



Staff Comments: The subject property was recently part of a Plan of Subdivision whereby the lots were reviewed and approved for residential purposes. The property lies within Tusculum's Urban Growth Boundary as per the Greene County 1101 Growth map. The immediate predominant land use is agricultural and residential. The immediate abutting zoning classifications is A-1 General Agriculture. A commercial use is nearby the subject property on the western side of Moon Creek Road and is within the city limits of Tusculum (zoned B-1 Neighborhood Business District). The B-2 zoning district permits many different uses and also permits uses from other zoning districts (see attached).

The proposed parking lot for tractor trailers would not be in character with the general vicinity and immediate vicinity land uses, which are predominantly agricultural and residential in nature; therefore staff recommends denial of the rezoning request.

©2013 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)



Trip to:

[2-298] Moon Creek Rd

Greeneville, TN 37745

6.98 miles / 13 minutes

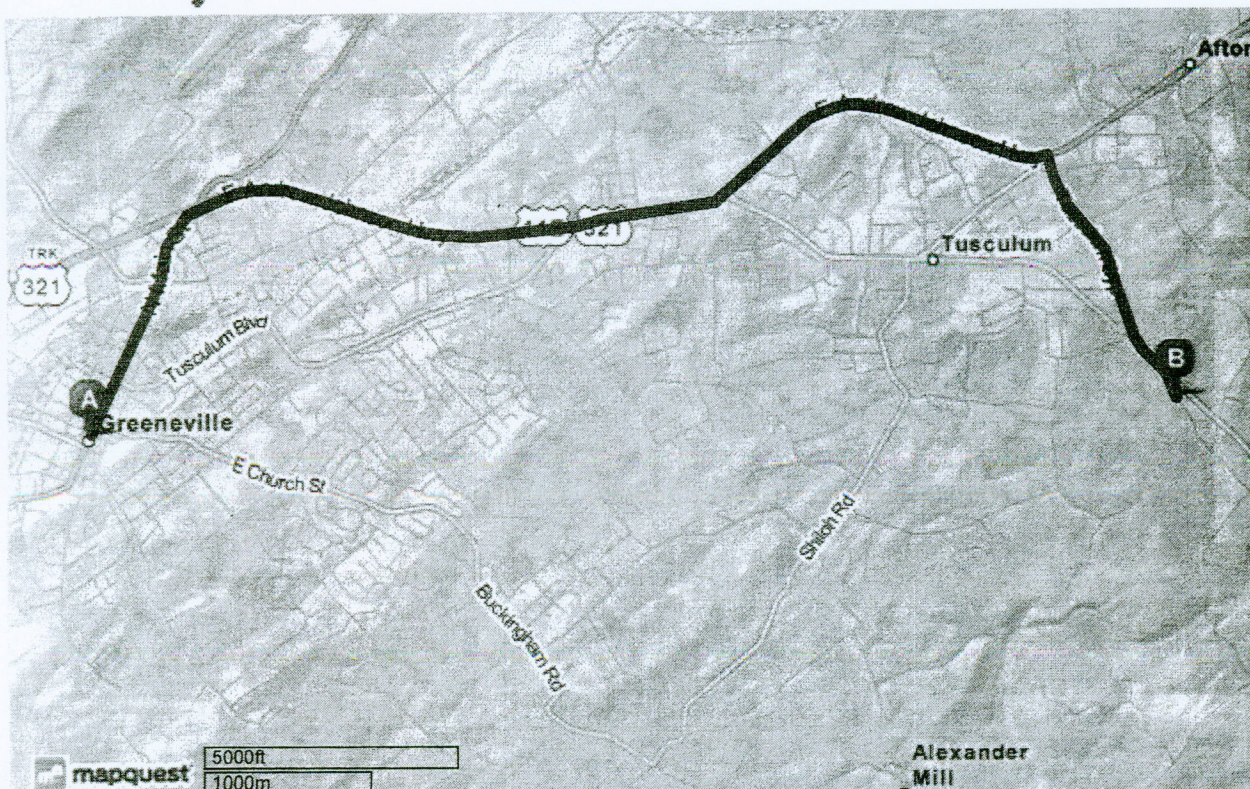
Notes

Jose Vazquez (Map 100, Parcel 041.04)
Robert Vazquez (Map 100, Parcel 041.05)
Erwin Highway / Moon Creek Road
Current A-1 Zone to Proposed B-2 Zone

A 101 S Main St, Greeneville, TN 37743-5973

1. Start out going **northeast** on **S Main St / US-321 / US-11E-BR / US-321-SCENIC / TN-35 / TN-107** toward **E Depot St**. Continue to follow **US-321 N**. [Map](#) **5.6 Mi**
5.6 Mi Total
2. Turn **right** onto **TN-107 / Tusculum Byp**. Continue to follow **TN-107**. [Map](#) **1.2 Mi**
6.9 Mi Total
*TN-107 is 0.5 miles past College Hills Dr
If you reach Ball Rd you've gone about 0.2 miles too far*
3. Turn **slight right** onto **Moon Creek Rd**. [Map](#) **0.1 Mi**
7.0 Mi Total
*Moon Creek Rd is just past Florence St
If you reach McAfee Rd you've gone about 0.3 miles too far*
4. **[2-298] MOON CREEK RD**. [Map](#)
If you reach Pin Oak Ln you've gone about 0.3 miles too far

B [2-298] Moon Creek Rd, Greeneville, TN 37745



**A RESOLUTION TO REZONE CERTAIN TERRITORY
OWNED BY ROBERT VAZQUEZ
FROM A-1, GENERAL AGRICULTURE DISTRICT TO B-2, GENERAL BUSINESS DISTRICT WITHIN THE
UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Commission has adopted a zoning resolution establishing zone districts within the unincorporated territory of Greene County, Tennessee and regulations for the use of property therein; and

WHEREAS, the Greene County Commission realizes that any zoning plan must be changed from time to time to provide for the continued efficient and economic development of the county; and

WHEREAS, Robert Vazquez has requested that this property be rezoned from A-1, General Agriculture District to B-2, General Business District,

WHEREAS, the Greene County Regional Planning Commission did review a request on April 9, 2013 that the Jose Vazquez Property be rezoned and recommended that the Greene County Commission deny the request to rezone the property.

NOW, THEREFORE BE IT RESOLVED that the Greene County Legislative Body meeting in regular session on the 20th day of May, 2013 a quorum being present and a majority voting in the affirmative to amend the Greene County Zoning Map to show the following property to be zoned B-2, General Business District.

Being the same property identified as Greene County tax map 100, as parcel 041.05, as shown on the attached map.

This change shall take effect after its passage, the welfare of the County requiring it.

Sponsor Greene County Regional
Planning Commission

April 9, 2013

Date

Date of Public Hearing
by the Greene County Commission:

May 20, 2013

Date

Decision by the Greene
County Commission:

Approved or Denied

Signed in Open Meeting:

County Mayor

Attest:

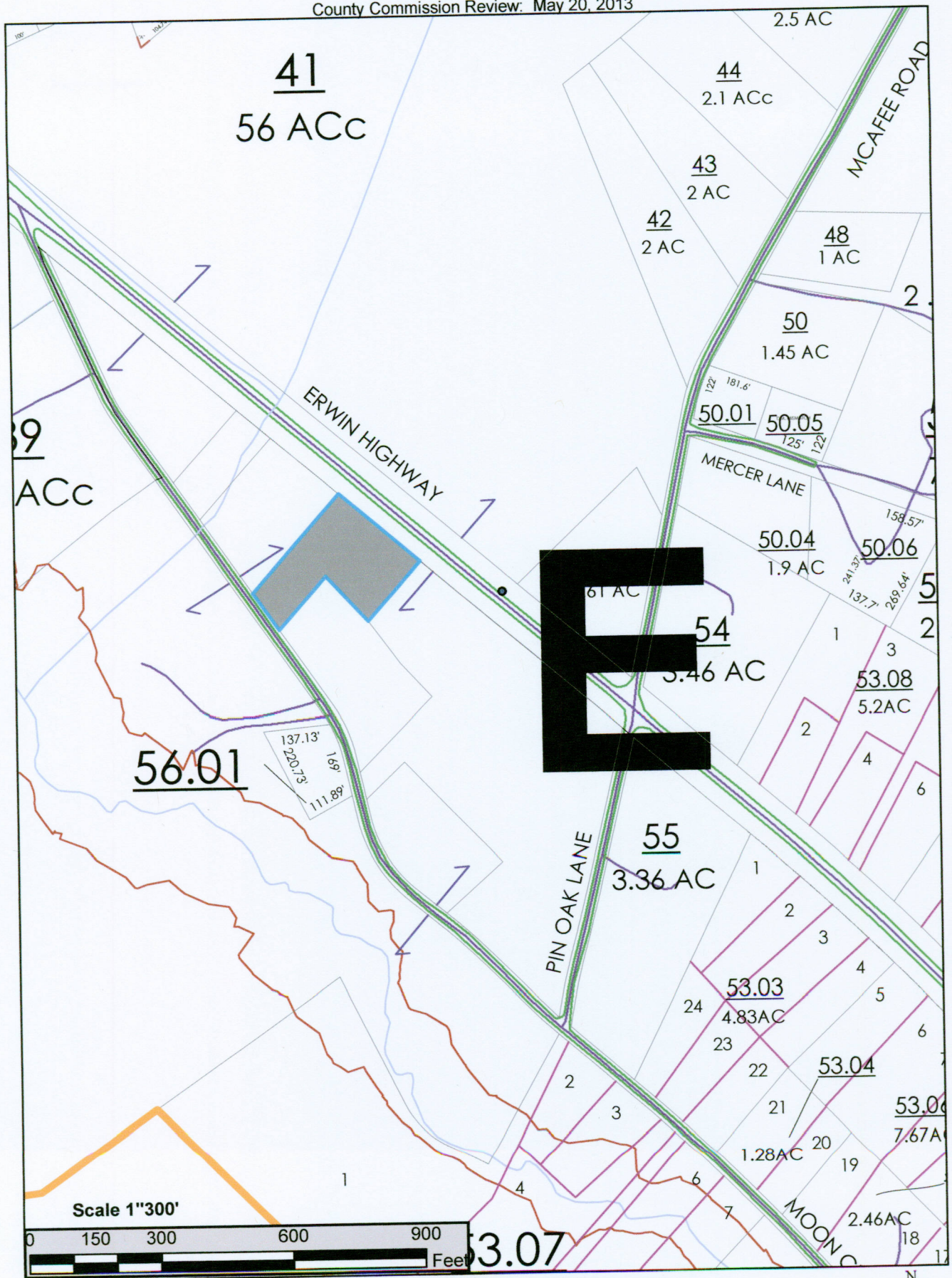
County Court Clerk

Approved as to Form:


County Attorney

Robert Vazquez

M



Legend

 Proposed Rezoning





Rezoning Request Robert Vazquez Erwin Hwy & Moon Creek Rd

Description of Request: Rezoning request is to seek approval to rezone property from A-1 General Agriculture District to B-2 General Business District. The property owner proposes to rezone the property to B-2 zone to develop the site with a parking lot for tractor trailers.

Property Owner: Robert Vazquez
Property Address: Erwin Highway & Moon Creek Road

Tax Map: 100, Parcel 041.05

District: 13th

Lot Size: 1.34 ac.

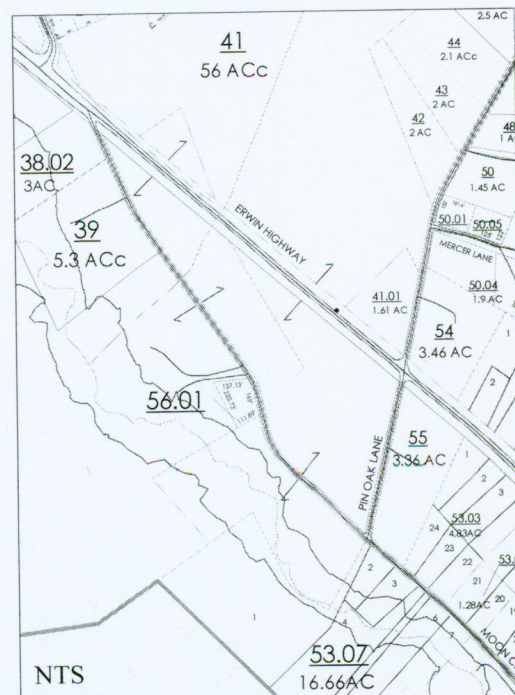
Subdivision: Glenn Shelton Property H-905

Current Zoning: A-1 General Agriculture District

Proposed Zoning: B-2 General Business District

Planning Commission: 04/09/13

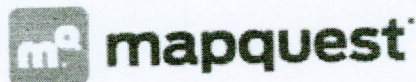
Public Hearing/County Commission: 05/20/13



Staff Comments: The subject property was recently part of a Plan of Subdivision whereby the lots were reviewed and approved for residential purposes. The property lies within Tusculum's Urban Growth Boundary as per the Greene County 1101 Growth map. The immediate predominant land use is agricultural and residential. The immediate abutting zoning classifications is A-1 General Agriculture. A commercial use is nearby the subject property on the western side of Moon Creek Road and is within the city limits of Tusculum (zoned B-1 Neighborhood Business District). The B-2 zoning district permits many different uses and also permits uses from other zoning districts (see attached).

The proposed parking lot for tractor trailers would not be in character with the general vicinity and immediate vicinity land uses, which are predominantly agricultural and residential in nature; therefore staff recommends denial of the rezoning request.

©2013 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)



Trip to:

[2-298] Moon Creek Rd

Greeneville, TN 37745

6.98 miles / 13 minutes

Notes

Jose Vazquez (Map 100, Parcel 041.04)
Robert Vazquez (Map 100, Parcel 041.05)
Erwin Highway / Moon Creek Road
Current A-1 Zone to Proposed B-2 Zone



101 S Main St, Greeneville, TN 37743-5973

of 2



1. Start out going **northeast** on **S Main St / US-321 / US-11E-BR / US-321-SCENIC / TN-35 / TN-107** toward **E Depot St**. Continue to follow **US-321 N**. [Map](#)

5.6 Mi

5.6 Mi Total



107

2. Turn **right** onto **TN-107 / Tusculum Byp**. Continue to follow **TN-107**. [Map](#)
TN-107 is 0.5 miles past College Hills Dr
If you reach Ball Rd you've gone about 0.2 miles too far

1.2 Mi

6.9 Mi Total



3. Turn **slight right** onto **Moon Creek Rd**. [Map](#)
Moon Creek Rd is just past Florence St
If you reach McAfee Rd you've gone about 0.3 miles too far

0.1 Mi

7.0 Mi Total



4. **[2-298] MOON CREEK RD**. [Map](#)
If you reach Pin Oak Ln you've gone about 0.3 miles too far



[2-298] Moon Creek Rd, Greeneville, TN 37745

