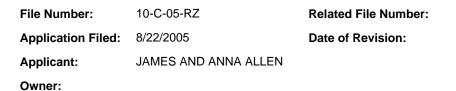
# CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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### PROPERTY INFORMATION

General Location:	Northwest side Andrew Johnson Hwy., north of N. Ruggles Ferry Pike		
Other Parcel Info.:			
Tax ID Number:	53 PART OF 73.03 OTHER: MAP ON FILE AT MPC Jurisdiction: County		
Size of Tract:	3 acres		
Accessibility:	Access is via Andrew Johnson Hwy., a four lane, median divided major arterial street.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land and dwelling			
Surrounding Land Use:				
Proposed Use:	Any use permitted in the CA zone			Density:
Sector Plan:	East County	Sector Plan Designation:	Business Park	
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This site is part of a rural residential area that occurred under Agricultural zoning and has experienced commercial development along this arterial highway in recent years under SC and CA zones.			

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)	
Former Zoning:		
Requested Zoning:	CA (General Business)	
Previous Requests:	None noted	
Extension of Zone:	No	
History of Zoning:	None noted	

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITIO	ON		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	APPROVE CR (Rural Commercial) zoning (Applicant requests CA (General Business)				
Staff Recomm. (Full):	CR is more restrictive than CA zoning and requires landscaping that will minimize the impact on adjoining residential property. The sector plan proposes business park and planned development area for this site.				
Comments:	The proposed CR zoning is less intense and more appropriate for this site with its nearby residential uses. The requested CA zoning is not appropriate for this site.				
	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. Andrew Johnson Hwy., a major arterial road, is adjacent to this site and the Ruggles Ferry Pike intersection is just to the south.</li> <li>2. This site is located across Andrew Johnson Hwy. from undeveloped SC Shopping Center zoning.</li> <li>3. The property to the northeast and southwest of this site is zoned A and developed with residences, although proposed for future planned non-residential development. The surrounding existing residential development warrants limiting the site to rural commercial uses, rather than the uses permitted by CA zoning.</li> </ul>				
<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public utilities are available nearby to serve the site.</li> <li>The request will not have any impact on the school system.</li> <li>The impact to the streets will be minimal.</li> <li>The development criteria of the CR zone, such as building setbacks and landscape serve requirements, will minimize the impact of the use to adjacent properties.</li> <li>CONFORMITY OF PROPOSAL TO ADOPTED PLANS</li> <li>The sector plan recommends planned development area and business park along And the sector plan.</li> </ul>					
	<ol> <li>The sector plan recommends planned development area and business park along Andrew Joh Hwy, which includes part of this site the recommended CR zoning of this small site will be consist with the intent of the sector plan for compatible non-residential use of this area.</li> <li>The Growth Policy Plan designates this site as Planned Growth Area.</li> <li>This request could lead to future commercial requests.</li> </ol>				
MPC Action:	Approved as Modif	fied	MPC Meeting Date: 10/13/2005		
Details of MPC action:					
Summary of MPC action:	APPROVE CR (Rural Commercial) zoning				
Date of MPC Approval:	10/13/2005	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?	Action Appealed?:		
	LEGISL	ATIVE ACTION AND DISPO	SITION		
Legislative Body:	Knox County Com	mission			

Legislative Body: Knox Co	unty Commission
Date of Legislative Action: 11/21/20	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case: Approve	Disposition of Case, Second Reading:
If "Other":	If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: