

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

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

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www.knoxmpc.org

File Number: 10-C-05-RZ **Related File Number:**
Application Filed: 8/22/2005 **Date of Revision:**
Applicant: JAMES AND ANNA ALLEN
Owner:

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: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

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.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Andrew Johnson Hwy., a major arterial road, is adjacent to this site and the Ruggles Ferry Pike intersection is just to the south.
- 2. This site is located across Andrew Johnson Hwy. from undeveloped SC Shopping Center zoning.
- 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.

THE EFFECTS OF THE PROPOSAL

- 1. Public utilities are available nearby to serve the site.
- 2. The request will not have any impact on the school system.
- 3. The impact to the streets will be minimal.
- 4. The development criteria of the CR zone, such as building setbacks and landscape screening requirements, will minimize the impact of the use to adjacent properties.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

- 1. The sector plan recommends planned development area and business park along Andrew Johnson Hwy, which includes part of this site the recommended CR zoning of this small site will be consistent with the intent of the sector plan for compatible non-residential use of this area.
- 2. The Growth Policy Plan designates this site as Planned Growth Area.
- 3. This request could lead to future commercial requests.

MPC Action: Approved as Modified

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?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: