

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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File Number: 10-H-08-RZ **Related File Number:** 10-B-08-SP
Application Filed: 9/2/2008 **Date of Revision:**
Applicant: RITCHIE DEVELOPMENT PARTNERSHIP

PROPERTY INFORMATION

General Location: North side Asheville Hwy., east side Lecil Rd., south side N. Ruggles Ferry Pike
Other Parcel Info.:
Tax ID Number: 72 B A 022 & 023 **Jurisdiction:** County
Size of Tract: 2.69 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: John Deere tractor dealership **Density:**
Sector Plan: East County **Sector Plan Designation:** Planned Development Area
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 6803 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE CA (General Business) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): CA is a logical extension of commercial zoning from the west. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The commercial proposal is an extension of zoning from the west.
2. There is an established commercial zoning pattern on both sides of Asheville Hwy. in this area. Other properties in the area have been rezoned commercial in recent years.
3. There are other properties that are located north of Asheville Hwy. and south of N. Ruggles Ferry Pike that are zoned commercial. This zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CA zone, as described in the zoning ordinance, is intended for general retail businesses and services, but not for manufacturing or for processing materials.
2. The site is relatively flat, is located along a major arterial highway and is surrounded by commercial and non-residential uses, so is appropriate for CA zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. Asheville Hwy. is a 4-lane major arterial highway that should have the capacity to handle the additional traffic that will be generated by commercial development of this site.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended sector plan amendment to commercial, the proposed CA zoning would be consistent with the East County Sector Plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, which would be consistent with the established zoning pattern in the area.

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: RECOMMEND that County Commission Approve CA (General Business) zoning, consistent with the sector plan amendment.

Date of MPC Approval: 11/13/2008

Date of Denial:

Postponements: 10/9/08

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: