

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-I-06-PA                      **Related File Number:** 10-T-06-RZ  
**Application Filed:** 9/8/2006                      **Date of Revision:**  
**Applicant:** MARK V. JACKSON  
**Owner:**

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

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

## PROPERTY INFORMATION

**General Location:** South side Asheville Hwy., southeast of Ruggles Ferry Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 014 PART OTHER: MAP ON FILE.                      **Jurisdiction:** City  
**Size of Tract:** 15 acres  
**Accessibility:** Access is via Asheville Hwy., a four lane, median divided major arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** mini-storage facility                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This undeveloped site is in an area of business development along the Asheville Highway corridor that has occurred within CA, CB, C-3 and C-4 zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial) and A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** Property was rezoned C-3 and A-1 following annexation in 2004  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** GC (General Commercial)

**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 GC (General Commercial) designation extension as proposed

Staff Recomm. (Full): This will allow commercial zoning extension back into the property to a similar depth as the adjoining properties to the east and west, and will permit the level portions of the site to be developed with commercial uses. The sector plan now proposes low density residential use for the southern two-thirds of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The C-4 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 is an extension of zoning from the southwest and an extension of commercial uses on the sector plan from the north.
3. There is a large CB-zoned area adjacent to the east side of this site, on the southeast side of Asheville Hwy.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. is a major arterial street that has capacity to handle additional trips that would be generated by new commercial development of this site.
3. The C-4 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Any development will have to comply with the requirements of the Knoxville City Department of Engineering.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East County Sector Plan proposes PDA and LDR for this site. The requested Commercial designation and C-4 zoning is an extension of the commercial designation on the northeast portions of the site.
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.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/7/2006 Date of Legislative Action, Second Reading: 11/21/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**