

# 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-L-06-RZ      **Related File Number:** 10-A-06-SP  
**Application Filed:** 8/28/2006      **Date of Revision:**  
**Applicant:** IONA MCDANIEL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Rutledge Pike, northeast side Ellistown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 51 109.02      **Jurisdiction:** County  
**Size of Tract:** 1.1 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Retail center      **Density:**  
**Sector Plan:** Northeast County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 1728 Ellistown Rd.  
**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:** Residence  
**Extension of Zone:**  
**History of Zoning:**

### 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: Michael Brusseau

Staff Recomm. (Abbr.): DENY CA (General Business) zoning.

Staff Recomm. (Full): CA zoning at this site is not appropriate at this time. There is a substantial amount of commercial and industrial zoned property in the area that could be further developed and some sites that could be rezoned to commercial, consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. There is a 54 acre site to the southeast of this site that was recently rezoned PR for a residential subdivision. New CA zoning is not appropriate directly adjacent to residential development, especially when there are other commercial sites available in the vicinity.  
2. Uses allowed under CA zoning may negatively impact existing and future residential development in the area.  
3. The zoning request is not consistent with the Northeast County Sector Plan, which was just updated in April 2003.

THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are available to serve the site. Sewer utilities will need to be extended to the site.
- 2. The proposal will have no impact on schools. The impact on the streets would depend on the type of development proposed. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by this development.
- 3. The proposed zoning is not compatible with the surrounding residential zoning and development and is not consistent with the sector plan proposal for the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. If the requested amendment to the Northeast County Sector Plan is approved, then the CA zoning would be consistent with the sector plan. However, staff recommends denial of the plan amendment in order to maintain the current low density residential designation for the site. The Northeast County Sector Plan was last updated in April 2003.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map
- 3. This request could generate similar requests for CA or other commercial zoning in this area.

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

Details of MPC action: APPROVE CA (General Business) zoning.

Summary of MPC action: APPROVE CA (General Business)

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: Knox County Commission

Date of Legislative Action: 11/20/2006 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:**