

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-M-04-RZ **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: LEE GENTRY
Owner:

PROPERTY INFORMATION

General Location: South side Asheville Hwy., east of S. Wooddale Rd.
Other Parcel Info.:
Tax ID Number: 62 58, 59 **Jurisdiction:** County
Size of Tract: 3.56 acres
Accessibility: Access is via Asheville Hwy., a four lane median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential dwelling
Surrounding Land Use:
Proposed Use: Any use permitted in the CA zone. **Density:**
Sector Plan: East County **Sector Plan Designation:** Planned Development Area
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is within the commercial node developing around the Asheville Hwy./Wooddale Rd intersection within CA zoning.

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

Street: 7818 Asheville Hwy
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:
Extension of Zone: Yes
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 CA (General Business) zoning

Staff Recomm. (Full):

CA zoning is consistent with other commercial uses and zoning on surrounding property. The sector plan proposes commercial use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the north and west.
3. Since the property is adjacent to and across from commercial zoning, this rezoning proposal is reasonable.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes PDA (Planned Development Area) for the site.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

10/14/2004

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:

11/15/2004

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: