

# 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

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

**File Number:** 11-C-06-RZ                      **Related File Number:**  
**Application Filed:** 10/10/2006              **Date of Revision:**  
**Applicant:** JENNIFER PANNELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Asheville Hwy., west of South Patty Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 01901 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 2.6 acres  
**Accessibility:** Access is via Asheville Hwy., a major arterial street with 4 travel lanes and a center median within 180' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Beauty shop and residence                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** PDA, LDR & SLPA  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area is developed with a mix of residential and commercial uses along the Asheville Hwy. corridor under A, CA, CB, I, C-3, C-4 and O-1 zoning.

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

**Street:** 6732 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:** None noted.  
**Extension of Zone:** Yes, extension of CA zoning from the east and north.  
**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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE CA (General Business) zoning.

Staff Recomm. (Full):

This site is approximately 7.66 acres. The applicant is only requesting to rezone the front 2.66 acres along Asheville Hwy. to CA (General Business). The remaining 5 acres will remain A (Agriculture). The applicant intends to convert the existing house located on the property into a beauty/hair salon. CA zoning is compatible with the surrounding zoning pattern, is consistent with the sector plan proposal and is appropriate along a major arterial highway.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CA and I zoned property to the east of the site and CA, C-3 and C-4 zoned property to the north, across Asheville Hwy.
3. CA zoning will allow the proposed beauty/hair salon.
4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this area as a Planned Development Area. CA zoning is acceptable within this mixed use sector plan designation.
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 rezoning requests for various uses in the immediate area, consistent with the sector plan proposal for the area.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

11/9/2006

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:

12/18/2006

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:**