

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: 12-A-06-RZ **Related File Number:** 12-A-06-SP
Application Filed: 10/3/2006 **Date of Revision:** 12/7/2006
Applicant: WILLIAM VAUGHN
Owner:

PROPERTY INFORMATION

General Location: Northwest side Cunningham Rd., northeast side Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 E A 027 OTHER: 047EB001 **Jurisdiction:** County
Size of Tract: 0.3 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1503 Cunningham 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: None noted
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.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the southwest and is compatible with the surrounding development and zoning at this intersection of two major collector streets.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Commercial uses are appropriate for this site, considering it is across the street from a commercial strip center, zoned CA and adjacent to a lawn supply business, zoned A.
- 2. The site is located at the intersection of two major collector streets with a traffic signal, which is a logical commercial node that is already developed with commercial uses on three of the quadrants.
- 3. Both the commercial plan designation and CA zoning are extensions from the southwest.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact on traffic will depend on the type of development proposed.
- 3. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 4. The subject parcel has direct frontage on Cunningham Rd. and Dry Gap Pike. There is also a portion of public right of way to the northeast of the site that is unnamed and could possibly be used for access. Knox County Engineering reports that this right of way remains from the old alignment of Cunningham Rd. and has not been formally closed. As part of the improvements to Dry Gap Pike, Cunningham Rd. was realigned to line up with E. Beaver Creek Rd. at the traffic signal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to commercial, the rezoning is consistent with the North County Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal may generate similar requests for commercial plan designations and zoning in this area in the future on properties located at or near this intersection.

MPC Action: Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 12/14/2006

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: 1/22/2007

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: