

# 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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Knoxville, Tennessee 37902  
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**File Number:** 12-H-03-RZ                      **Related File Number:**  
**Application Filed:** 11/10/2003              **Date of Revision:**  
**Applicant:** LYNN M. RHEA  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Kingston Pike, east of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 51 (PORTION ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 0.85 acres  
**Accessibility:** Access is via Kingston Pike, a 4-lane street with center turn lane within 80' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and motel  
**Surrounding Land Use:**  
**Proposed Use:** Commercial                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This section of Kingston Pike has been developed with commercial uses under CA and CB zoning.

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

**Street:** 10613 Kingston Pike  
**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 from the south, east and west.  
**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: Michael Brusseau

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

Staff Recomm. (Full): CA is a logical extension of zoning from south, east and west and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Over half of the subject parcel is already zoned CA. The proposal will allow the remainder of the property to be used for commercial purposes.  
2. CA is a logical extension of zoning from three of four sides.  
3. Development permitted under CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request will not lead to any similar requests in the future because all other adjacent properties are already zoned commercial.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 12/11/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/26/2004

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: