

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-L-03-RZ **Related File Number:**
Application Filed: 11/18/2003 **Date of Revision:**
Applicant: WILLARD SCARBO FAMILY, LP
Owner:

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, northwest of Dante Rd.
Other Parcel Info.:
Tax ID Number: 57 O A 013 **Jurisdiction:** County
Size of Tract: 0.68 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 40' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Retail sales **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with commercial uses under CA and CB zoning.

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

Street: 6812 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of CA from the north and south.
History of Zoning: Other properties in the area have been rezoned for commercial uses.

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 north and south and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed CA for the site is a logical extension of zoning from the north and south.
2. Uses allowed under CA zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
3. This section of Central Avenue Pike is in transition from residential to commercial uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The impact on the street system will be minimal and there will be no effect on schools.
3. The impact on adjacent properties is minimal because the request is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North County Sector Plan proposes commercial use 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 could possibly lead to further requests for commercial zoning on other nearby properties which are designated for commercial use by the sector plan.

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: