

# 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  
w w w • k n o x m p c • o r g

**File Number:** 12-T-07-RZ      **Related File Number:** 12-H-07-SP  
**Application Filed:** 11/5/2007      **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN

### PROPERTY INFORMATION

**General Location:** Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 084, 085, 085.01      **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail and restaurants      **Density:**  
**Sector Plan:** North City      **Sector Plan Designation:** Low Density Residential and Slope Protection Area  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**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:

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 northeast and an expansion of the commercial node at the intersection of Murphy Rd. and Washington Pike.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. CA zoning is appropriate on this site as an expansion of the commercial node to the east.  
2. CA zoning is compatible with the surrounding zoning pattern.  
3. The commercial plan designation and CA zoning is an extension from the southeast and northeast.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available in the area to serve the site.  
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Improvements to McCampbell Dr., as well as to its intersection with Washington Pike, may be necessary, which may include widening and realignment. The applicant will be expected to work with the appropriate engineering department in making any necessary improvements.  
3. The proposal is compatible with surrounding zoning and is an extension of the commercial uses proposed by the current sector plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. With the recommended amendment to commercial, CA zoning is consistent with the North City Sector Plan.  
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.  
3. This request may generate future requests for commercial plan designations and zoning in the area.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 12/13/2007 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: 1/28/2008 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: