

# 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:** 2-I-06-RZ                      **Related File Number:**  
**Application Filed:** 1/5/2006              **Date of Revision:**  
**Applicant:** THOMAS W. WALLACE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Central Avenue Pike, southeast of W. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 011                      **Jurisdiction:** County  
**Size of Tract:** 0.5 acre  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Any use allowed under CA zoning                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Commercial and Public Institutional  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with commercial uses to the northwest under CA and C-3 zoning, with the Powell Airport to the east, zoned A-1. Some residential uses are in place adjacent to this site, zoned CA, RA and R-2.

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

**Street:** 7514 Central Avenue 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 southwest across Central Avenue Pike  
**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 zoning is compatible with surrounding development and is an extension of zoning from the southwest. The sector plan proposes commercial uses for the adjacent property to the northwest and for the majority of this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. CA is an extension of zoning from the southwest and an extension of commercial uses on the sector plan from the northwest.  
3. There is a large CA-zoned property directly across from this site, on the southwest side of Central Avenue Pike. Currently, this property does not appear to be used for commercial purposes.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. Central Avenue Pike is a minor arterial street that should have capacity to handle additional trips that would be generated by new 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.
- 4. Care will need to be taken in the development of this property so as not to negatively impact the floodway of Beaver Creek. Any development will have to comply with the requirements of the Knox County Department of Engineering and Public Works.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes commercial uses and public institutional uses for this site. The requested CA zoning is an extension of the commercial designation on the southwest portion of the site.
- 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 sector plan and rezoning requests for commercial in the immediate area. Staff would anticipate that commercial zoning may occur on both sides of Central Avenue Pike from E. Emory Rd. south to Beaver Creek. Staff would be unlikely to support commercial requests south of Beaver Creek on Central Avenue Pike in this area.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 2/9/2006

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:** 3/27/2006

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**