CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-J-03-RZ Related File Number: 2-B-03-SP

Application Filed: 1/13/2003 **Date of Revision:**

Applicant: VICTOR JERNIGAN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side Washington Pike, east of Murphy Rd.

Other Parcel Info.:

Tax ID Number: 49 79 AND PORTION OF 92 Jurisdiction: County

Size of Tract: 3.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant land

Surrounding Land Use:

Proposed Use: Neighborhood commercial use Density:

Sector Plan: Northeast County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Urban Growth Area

Neighborhood Context:

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

Street: 5904 Washington Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RA (Low Density Residential) and PR (Planned Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: Property to south was recently rezoned PR at 1-5 du/ac.

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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:

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning, with the following two conditions.

Staff Recomm. (Full):

- 1. The uses and regulations of the attached CN (Neighborhood Commercial) zoning district will apply to any development proposed for the site.
- 2. If the CN (Neighborhood Commercial) zone is approved by the Knox County Commission on second reading at their March 24, 2003 meeting, then the Planning Commission's recommendation for zoning will change to CN (Neighborhood Commercial).

Comments:

The proposed CN zoning is appropriate for this site, if the attached ordinance amendment (1-A-03-OA) is approved by the Knox County Commission on second reading at their March 24, 2003 meeting. This sector plan amendment and rezoning will also be considered at that meeting. The Planning Commission approved the amendment on January 9, 2003. The requested CA zoning is not appropriate for this site. According to MPC's attorney, the Planning Commission may not approve CN because the zoning district will not exist until approved by the Knox County Commission.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Murphy Road is scheduled to be extended to the south, adjacent to this site, starting in 2006. This site is located southeast of the current intersection of Washington Pike and Murphy Road. The Murphy Road extension will be located along the west side of this site.
- 2. Washington Pike is an arterial street and Murphy Road is a collector. Commercial uses are appropriate at major intersections.
- 3. The property to the south of this site, was recently zoned PR at a density of 1-5 du/ac, for future residential development. The surrounding existing and future residential development warrants limiting the site to neighborhood commercial uses, rather than the uses permitted by CA zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public utilities are available nearby to serve the site.
- 2. The request will not have any impact on the school system.
- 3, The impact to the streets will be minimal, especially when the Murphy Road extension is completed.
- 4. The development criteria of the CN zone, such as building setbacks and landscape screening requirements, will minimize the impact of the use to adjacent properties.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

- 1. With the recommended sector plan change to commercial, the recommended CN zoning will be consistent with the sector plan.
- 2. The Growth Policy Plan designates this site as Urban Growth Area.
- 3. This request could lead to future commercial requests depending on the results of the Northeast County Sector Plan update, which is currently underway. Also, future commercial zoning could be requested when the Murphy Road extension is completed.

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:1. The uses and regulations of the attached CN (Neighborhood Commercial) zoning district will apply to any development proposed for the site.

2. If the CN (Neighborhood Commercial) zone is approved by the Knox County Commission on second reading at their March 24, 2003 meeting, then the Planning Commission's recommendation for zoning will change to CN (Neighborhood Commercial).

Summary of MPC action:

APPROVE CA (General Business) zoning, with the following two conditions. 1)The uses and regulations of the proposed CN (Neighborhood Commercial) zoning district will apply to any development proposed for the site. 2) If the CN zone is approved by County

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Date of MPC Approval:	2/13/2003	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: 3/24/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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