

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 2-J-07-RZ                      **Related File Number:**  
**Application Filed:** 1/9/2007              **Date of Revision:**  
**Applicant:** ERMA JEAN WILSON/ REGINALD STACEY SUDDERTH

### PROPERTY INFORMATION

**General Location:** Southeast side Asheville Hwy., northwest of Holston Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 M K 001,00101                      **Jurisdiction:** City  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Asheville Hwy., a four lane, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant restaurant and parking lot  
**Surrounding Land Use:**  
**Proposed Use:** Farmer's market (vegetable & fruit stand)                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within the Burlington commercial area that has occurred along Asheville Hwy., Holston Dr., and Martin Luther King Jr. Ave. under C-3, SC-1 and C-4 zones.

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

**Street:** 3920 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is consistent with surrounding commercial zoning and development. The sector plan and One Year plan propose GC General Commercial uses for this area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently zoned and developed with C-3 and C-4 uses.
2. The C-4 zone will permit the current and proposed Farmer's market use for this property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The C-4 zoning allows commercial uses within buildings, as well as outside display of merchandise.
4. It is anticipated that additional commercial development on this site will help to generate other redevelopment initiatives in this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes Commercial uses for this site.
2. The City of Knoxville 2006 One Year Plan Update proposes general commercial use for the property.
3. The site is within the Urban Growth (inside the city) Area on the Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

2/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

3/13/2007

Date of Legislative Action, Second Reading: 3/27/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: