

# 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-Q-06-RZ                      **Related File Number:**  
**Application Filed:** 1/13/2006              **Date of Revision:**  
**Applicant:** CHRISTMAS LUMBER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Kingston Pike, east of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 047                      **Jurisdiction:** County  
**Size of Tract:** 1.76 acres  
**Accessibility:** Access is via Kingston Pike a five lane, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office building  
**Surrounding Land Use:**  
**Proposed Use:** Adjacent lumber company expansion                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is part of the strip commercial development that occurs along this section Kingston Pike within CA, CB and C-3 zones.

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

**Street:** 10517 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**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:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CB (Business and Manufacturing) zoning

Staff Recomm. (Full): CB zoning is consistent with the applicants zoning on the adjacent property and will allow the expansion of the adjacent business onto this site. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The CB zone is consistent and compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
2. There are CA, CB and C-3 zones located in the surrounding area where various types of commercial businesses have developed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located on a five- lane, major arterial street with a signal controlled access that will reduce street impacts.
3. The effect on adjacent properties will be minimal since the property is already zoned commercial and commercial businesses are located throughout this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan proposes commercial uses for the subject property.
2. Additional requests for CB zoning in this area are not expected, as the surrounding parcels are developed with CA and C-3 business uses.
3. The site is within the Planned Growth Area of the Growth policy Plan

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing)

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 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: