

# 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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**File Number:** 2-R-06-RZ                      **Related File Number:**  
**Application Filed:** 1/13/2006              **Date of Revision:**  
**Applicant:** PIPELINE CONSTRUCTION COMPANY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Asheville Hwy., west of Patty Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 017 (NORTH PORTION)    **OTHER:** MAP ON FILE AT M    **Jurisdiction:** County  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Asheville Hwy., a major arterial street with 4 travel lanes and a center median within 180' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Utility contractor's office and storage yard                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** PDA and LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with a mix of residential and commercial uses along this 4 lane section of Asheville Hwy. Surrounding zoning includes A, CA, CB, C-3, C-4, RA, I and O-1 zoning.

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

**Street:** 6716 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**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 CB (Business & Manufacturing) zoning.

**Staff Recomm. (Full):** CB zoning is compatible with the surrounding zoning pattern, is consistent with the sector plan proposal and is appropriate along a major arterial highway.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CB zoned property to the west of the site and CA zoned property to the east on the same side of Asheville Hwy. There is substantial C-3 and C-4 zoning to the north and Industrial zoning to the east.
3. CB zoning will allow the proposed utility contractor's office and storage, which is similar to other uses along Asheville Hwy. in the area.
4. The proposal is consistent with the sector plan designation for the site.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this area as a Planned Development Area. CB zoning is acceptable within this mixed use sector plan designation.
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 rezoning requests for various uses in the immediate area, consistent with the sector plan proposal for the area.

**MPC Action:** Denied

**MPC Meeting Date:** 2/9/2006

**Details of MPC action:** DENY CB (Business & Manufacturing) zoning.

**Summary of MPC action:** DENY CB (Business & Manufacturing) zoning.

**Date of MPC Approval:**

**Date of Denial:** 2/9/2006

**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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**