

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHEAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 3-C-16-RZ                      **Related File Number:** 3-C-16-SP  
**Application Filed:** 1/22/2016              **Date of Revision:**  
**Applicant:** DANNY HEIDLE

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** North side of Washington Pike, east side of Maloneyville Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 40 192.02                      **Jurisdiction:** County  
**Size of Tract:** 6.03 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** AG (Agricultural)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 6809 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)  
**Requested Plan Category:** RC (Rural Commercial)

**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: Mike Reynolds

Staff Recomm. (Abbr.): DENY CR (Rural Commercial) zoning.

Staff Recomm. (Full): In keeping with the recommendation of the recently adopted Northeast County Sector Plan, the property should maintain zoning that is allowed in the Agricultural sector plan designation. There are several properties within this that are appropriately zoned for consideration of a self-service storage facility, or are appropriately designated for commercial uses on the sector plan.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. No significant changes have occurred in the area that warrant the requested change in zoning.
2. The development has taken place in the northeast county area are predominantly located in or near the Planned Growth Area for Knox County or the Urban Growth Boundary for the City of Knoxville. The subject property is located in the Rural Area of the Growth Policy Plan and is approximately 1 mile from Knoxville's Urban Growth Boundary.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CR (Rural Commercial) is intent to provide opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas, and to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
2. The subject site is located at an intersection of an arterial and collector road, however, this site was not identified as an appropriate location for rural commercial uses by the recently adopted Northeast County Sector Plan.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Establishment of CR zoning at this location could stimulate similar requests at or near this intersection, and further encourage development in the Rural Area of the Growth Policy Plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the requested plan amendment to the RC (Rural Commercial) land use classification, CR zoning would be consistent with the Northeast County Sector Plan. However, staff is recommending that the current sector plan designation and zoning be maintained.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning and plan amendment requests for commercial development on other properties near the Washington Pike and Maloneyville Road intersection.

Action: Denied

Meeting Date: 3/10/2016

Details of Action:

**Summary of Action:** DENY CR (Rural Commercial) zoning.

**Date of Approval:**

**Date of Denial:** 3/10/2016

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**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:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**