

# 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:** 3-F-05-RZ                      **Related File Number:**  
**Application Filed:** 2/4/2005              **Date of Revision:**  
**Applicant:** REX JONES & ABNER'S ATTIC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Asheville Hwy., northwest of Brakebill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 071.01, 073                      **Jurisdiction:** County  
**Size of Tract:** 2.6 acres  
**Accessibility:** Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 160' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and catering business  
**Surrounding Land Use:**  
**Proposed Use:** Tea room and residence                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed with residential and business uses under A, CA, CB, C-6, OB, PR and RP-1 zoning.

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

**Street:** 7511 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:**  
**Extension of Zone:** Yes, extension of CA from the east.  
**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 CA (General Business) zoning.

**Staff Recomm. (Full):** CA is a logical extension of zoning from the east and is compatible with surrounding development. The sector plan proposes commercial uses for the site.

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

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the east.
3. The subject property is located on Asheville Hwy., a major arterial street, across from a shopping center.
4. The request is consistent with the sector plan.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development that is proposed for the property.
3. The impact to adjacent residential properties will be minimal, because the property fronts on and has access only to Asheville Hwy., and does not face any established residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes commercial uses for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones to the west in the future, consistent with the sector plan designation.

**MPC Action:** Approved

**MPC Meeting Date:** 3/10/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE CA (General Business)

**Date of MPC Approval:** 3/10/2005

**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:** 4/25/2005

**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:**

