

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: 5-M-08-RZ **Related File Number:**
Application Filed: 4/14/2008 **Date of Revision:**
Applicant: GARRETT JERNIGAN

PROPERTY INFORMATION

General Location: North side S. Ruggles Ferry Pike, east of E. Gov. John Sevier Hwy., south of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 72 A A 026 **Jurisdiction:** County
Size of Tract: 1.43 acres
Accessibility: Access is via S. Ruggles Ferry Pike, a two lane, local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This residential site is within a mixed use area of commercial and residential uses that have developed under CA, C-3 and RB zones.

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

Street: 6213 S Ruggles Ferry Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
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 CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning of this site is consistent with the adjacent commercial zoning pattern to the north and west and is supported by the Sector plan which proposes commercial for the majority of this site and other property around the Asheville Hwy./E.Gov. John Sevier Hwy. intersection.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The CA zoning is compatible with the scale and intensity of the surrounding commercial zoning pattern.
- 2. The adjacent property to the north and west is already zoned C-3. The applicant intends to expand the adjoining commercial development onto this site which would be an extension of the commercial zoning pattern along the eastern side of E. Gov John Sevier Hwy. and the south side of Asheville Hwy. to provide a node of commercial development around this intersection.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available in the area to serve this site.
- 2. The proposal will have no impact on schools, and both Asheville Hwy. and E. Gov. John Sevier Hwy. are arterial streets that have capacity to handle any additional traffic added by this site's development.
- 3. The CA zoning and permitted commercial development is compatible with surrounding zoning and development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. This request represents a moderate expansion of the proposed commercial land use pattern around this intersection and beyond what is shown on the sector plan and mostly zoned C-3.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved as Modified

MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business) on the northern half of the site

Date of MPC Approval:

5/8/2008

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:

6/23/2008

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: