

# 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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Knoxville, Tennessee 37902  
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**File Number:** 6-C-06-RZ                      **Related File Number:**  
**Application Filed:** 5/11/2006              **Date of Revision:**  
**Applicant:** JOHN W. COKER & JAMES HAROLD CLIFT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Asheville Hwy., southwest of N. Wooddale Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 62 04802, 04804, 04805                      **Jurisdiction:** County  
**Size of Tract:** 15 acres  
**Accessibility:** Access is via Asheville Hwy., a four lane, median divided major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family house and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Antique & estate auction hall                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of residential and business uses that have developed under PR,A and CA and C-3 zones

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

**Street:** 7707 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:** 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 CA (General Business) zoning

Staff Recomm. (Full): CA zoning is consistent with other commercial zoning and development noted in the area. The sector plan proposes commercial and medium density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CA zoned property to the east of the site and C-3 zoned property to the southwest on the south side of Asheville Hwy. There is substantial C-3 and CA zoning along this section of Asheville Hwy.
3. CA zoning will allow the proposed antique auction hall, which is similar to other business uses noted along Asheville Hwy. in the area.
4. The proposal is consistent with the sector plan designation for the Asheville Hwy frontage portion of the site, and represents a logical extension to include the entire property.

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 CA 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 for Commercial and Medium Density Residential use a. CA zoning is acceptable within the commercial 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: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 6/8/2006

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: 7/24/2006

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**