

# 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:** 7-C-04-RZ                      **Related File Number:**  
**Application Filed:** 6/3/2004              **Date of Revision:**  
**Applicant:** ANN RUFFNER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Tazewell Pike, north side Fairview Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 21 PORTION OF 11 OTHER: MAP ON FILE AT MPC              **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Fairview Rd., a minor arterial street with 19' of pavement width within 40' of right of way, or Tazewell Pike, a minor arterial street with 22' of pavement width within 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Any use allowed under CA    **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with commercial uses along Tazewell Pike under CA zoning with residential uses to the rear, zoned A, RA and PR.

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

**Street:** 7200 Fairview Rd  
**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, extension of CA form the north, south and east.  
**History of Zoning:** None noted for this property

### 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 north, south and east and is an appropriate zone for the intersection of two arterial streets.

**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 north, south and east.  
3. The CA zoning, as proposed, will allow the front of the property near Tazewell Pike, to be used for commercial purposes, while the rear portion remains under the Agricultural zoning.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes commercial uses for the site, consistent with CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for CA zoning around this intersection, as all four quadrants would be zoned CA with approval of this request.

**MPC Action:** Approved

**MPC Meeting Date:** 7/8/2004

**Details of MPC action:**

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

**Date of MPC Approval:** 7/8/2004

**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:** 8/23/2004

**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:**