

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

File Number: 7-C-06-RZ **Related File Number:**
Application Filed: 5/12/2006 **Date of Revision:**
Applicant: MICHAEL STINNETT
Owner:

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PROPERTY INFORMATION

General Location: South side Asheville Hwy., east of N. Ruggles Ferry Pike
Other Parcel Info.:
Tax ID Number: 72 198 **Jurisdiction:** County
Size of Tract: 1.1 acres
Accessibility: Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 220' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Welding and fabrication building **Density:**
Sector Plan: East County **Sector Plan Designation:** PDA and LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with businesses fronting Asheville Hwy., zoned CA and CB. Residential uses are also in the area, zoned A, PR and RA.

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

Street: 7252 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of CB from the west
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 CB (Business & Manufacturing) zoning.

Staff Recomm. (Full): CB zoning is compatible with the surrounding zoning pattern, is consistent with the sector plan proposal and is appropriate along a major arterial highway.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CB zoned property to the west of the site and CA zoned property to the east on the same side of Asheville Hwy. There is substantial CA zoning on the north side of Asheville Hwy.
3. CB zoning will allow the proposed welding and fabrication business, which is similar to other uses along Asheville Hwy. in the area.
4. The proposal is consistent with the sector plan designation for the site.

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 recommended CB 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 the majority of the site as Planned Development Area. CB zoning is acceptable within this mixed use sector plan designation. The remainder of the site is designated for low density residential, consistent with the Agricultural zoning on the rear portion of the site.
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: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE CB (Business & Manufacturing)

Date of MPC Approval: 7/13/2006

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: 8/28/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: