

# 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:** 7-H-12-RZ                      **Related File Number:**  
**Application Filed:** 5/29/2012              **Date of Revision:**  
**Applicant:** PINNACLE NATIONAL BANK

### PROPERTY INFORMATION

**General Location:** South side Asheville Hwy., north side S. Ruggles Ferry Pike, east of E. Governor John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 A A PT OF 019    **OTHER:** MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 0.75 acres  
**Accessibility:** Access is via Asheville Hwy., a major arterial street with four lanes and a center median within 160' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Business  
**Surrounding Land Use:**  
**Proposed Use:** Business, move zoning line to the new proposed parcel line                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** MU-EC06  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This section on the south side of Asheville Hwy. is developed with businesses under CA, C-3 and C-4 zoning, with residential uses to the rear, zoned RB.

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

**Street:** 6315 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:** None noted  
**Extension of Zone:** Yes, extension of commercial zoning from the north  
**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:**

Michael Brusseau

**Staff Recomm. (Abbr.):**

RECOMMEND that County Commission APPROVE CA (General Business) zoning.

**Staff Recomm. (Full):**

CA zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The request is an extension of commercial zoning from the north.

**Comments:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed CA zoning is consistent with the East County Sector Plan proposal for the site.
3. The request is an extension of commercial zoning from the north.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.
2. Based on the above description, this site is appropriate for CA zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant intends to continue commercial use of the property. Approval of this request will bring the entire, existing building under commercial zoning.
2. The impact to the street system will depend on the type of commercial use that is established. There will be no impact to the school system.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan proposes mixed uses for the site, consistent with the requested CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for CA or other non-residential zoning on surrounding properties, which is consistent with the sector plan proposal for mixed uses in the area.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:**

Approved

**Meeting Date:** 7/12/2012

**Details of Action:**

**Summary of Action:**

RECOMMEND the Knox County Commission approve CA (General Business)

**Date of Approval:**

7/12/2012

**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:** 8/27/2012

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**