CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-A-06-RZ Related File Number:

Application Filed: 6/8/2006 **Date of Revision:**

Applicant: NEAL ALLEN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast of Woods Creek Rd.

Other Parcel Info.:

Tax ID Number: 60 131.09 (PART ZONED CA) Jurisdiction: County

Size of Tract: 2.4 acres

Access ibility: Access is via Rutledge Pike, a major arterial street with 4 lanes and a center median within 300' of right

of way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Commercial business Density:

Sector Plan: Northeast County Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with primarily residential uses under A and RB zoning. There is a

substantial amount of acreage in the area zoned I, CB and PC. A used car lot is to the north, zoned CA

and a trucking business is to the west, zoned CB.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: Part of property was zoned CB in 2000.

Extension of Zone: Yes, extension of CB from the east and west

History of Zoning: Property to the west at Woods Creek Rd. was rezoned CB in December 2005.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 are CB zoned properties on both sides of the site on the same side of Rutledge Pike. There is

substantial PC and CB zoning to the north and Industrial zoning to the south.

3. CB zoning will allow business and manufacturing uses, similar to other uses along Rutledge Pike.

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. Rutledge Pike 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 Northeast County Sector Plan proposes commercial uses for this site, consistent with the

proposal.

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 sector plan and rezoning requests for commercial in the immediate

area, consistent with the sector plan proposal for the area.

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

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

Date of MPC Approval: 8/10/2006 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: 9/25/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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