

▶ **FILE #:** 8-A-06-RZ

AGENDA ITEM #: 78

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** NEAL ALLEN

OWNER(S): ALLEN NEAL C & KENNETH A PARIGIN

TAX ID NUMBER: 60 131.09 (PART ZONED CA)

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side Rutledge Pike, northeast of Woods Creek Rd.

▶ **APPX. SIZE OF TRACT:** 2.4 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Northeast Knox Utility District
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** CA (General Business)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial business

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.

SURROUNDING LAND USE AND ZONING: North: Rutledge Pike - Auto sales, vacant land / CA (General Business) and RB (General Residential)

South: Vacant land / RB (General Residential)

East: Vacant land / CB (Business & Manufacturing)

West: Trucking business / CB (Business & Manufacturing)

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.

STAFF RECOMMENDATION:

▶ **APPROVE CB (Business & Manufacturing) zoning.**

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.

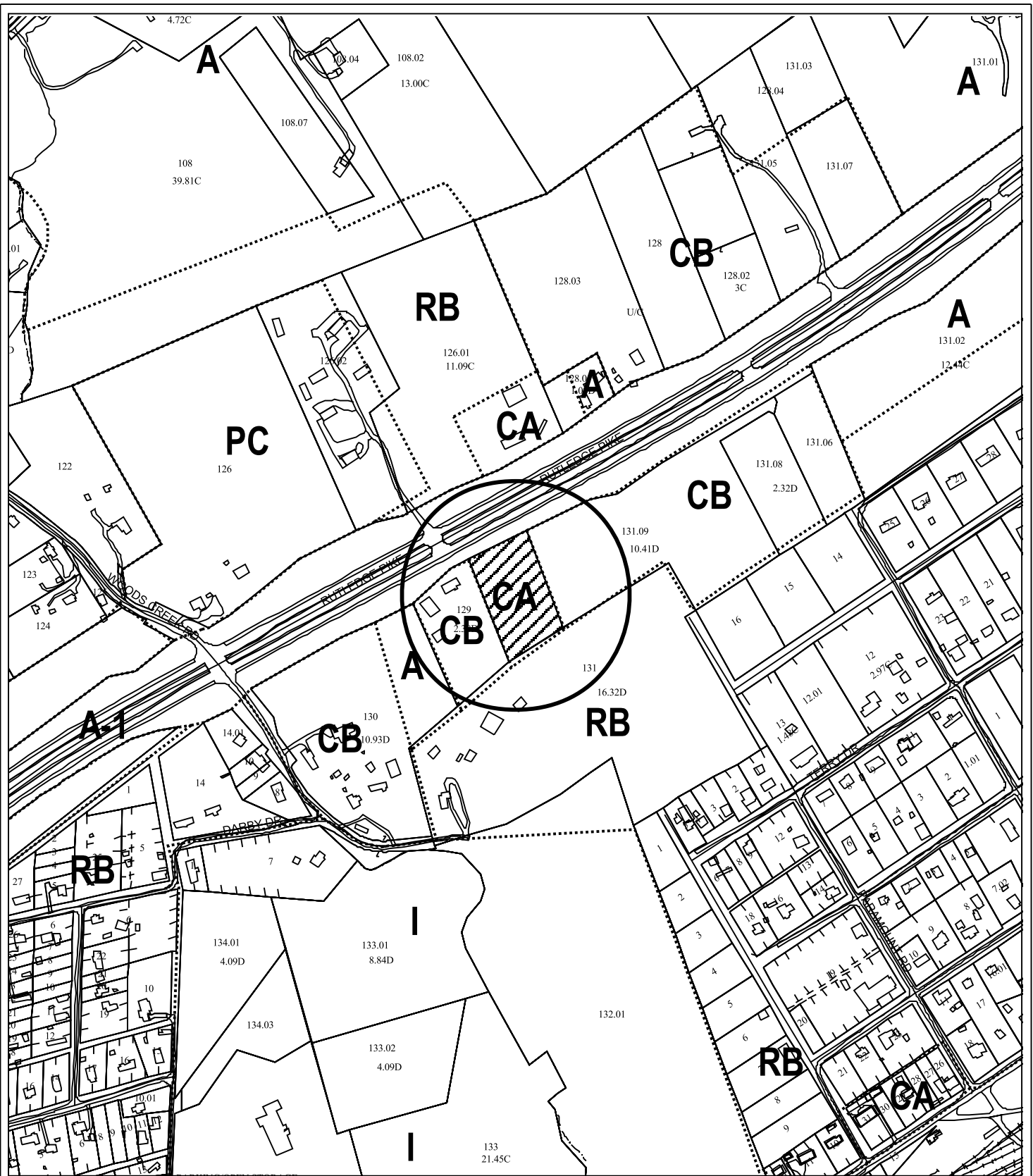
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-A-06-RZ
REZONING**

Petitioner: Neal Allen

Map No: 60

Jurisdiction: County



From: CA (General Business)
To: CB (Business and Manufacturing)

Original Print Date: 07/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902