



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 12-A-06-RZ
12-A-06-SP

AGENDA ITEM #: 62
AGENDA DATE: 12/14/2006

▶ **APPLICANT:** WILLIAM VAUGHN
OWNER(S): VAUGHN WILLIAM & ROB BARGER

TAX ID NUMBER: 47 E A 027
JURISDICTION: Commission District 7

▶ **LOCATION:** Northwest side Cunningham Rd., northeast side Dry Gap Pike

▶ **TRACT INFORMATION:** 11750 square feet.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dry Gap Pike. a major collector street with 4 lanes and a center median within 85' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Commercial use

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of CA from the southwest

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residence / LDR / A (Agricultural)
South: Vacant land, driveway, Cunningham Rd. / C / A (Agricultural)
East: Lawn supply business / LDR / A (Agricultural)
West: Dry Gap Pike, shopping center / C / CA (General Business)

NEIGHBORHOOD CONTEXT: This intersection is developed with commercial uses on three of four quadrants, with the west side of Dry Gap Pike zoned CA and CB. Residential uses are located beyond the intersection to the east, south and west. A mix of uses are located to the north, including residential, Brickey-McCloud Elementary School, and the Knoxville Boys and Girls Club, zoned A and PR.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial for this property is a logical extension of the designation from the southeast and southwest and is appropriate at this location which fronts on Dry Gap Pike, across from commercial uses, and is adjacent to a lawn supply business to the northeast.

► **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the southwest and is compatible with the surrounding development and zoning at this intersection of two major collector streets.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are appropriate for this site, considering it is across the street from a commercial strip center, zoned CA and adjacent to a lawn supply business, zoned A.
2. The site is located at the intersection of two major collector streets with a traffic signal, which is a logical commercial node that is already developed with commercial uses on three of the quadrants.
3. Both the commercial plan designation and CA zoning are extensions from the southwest.

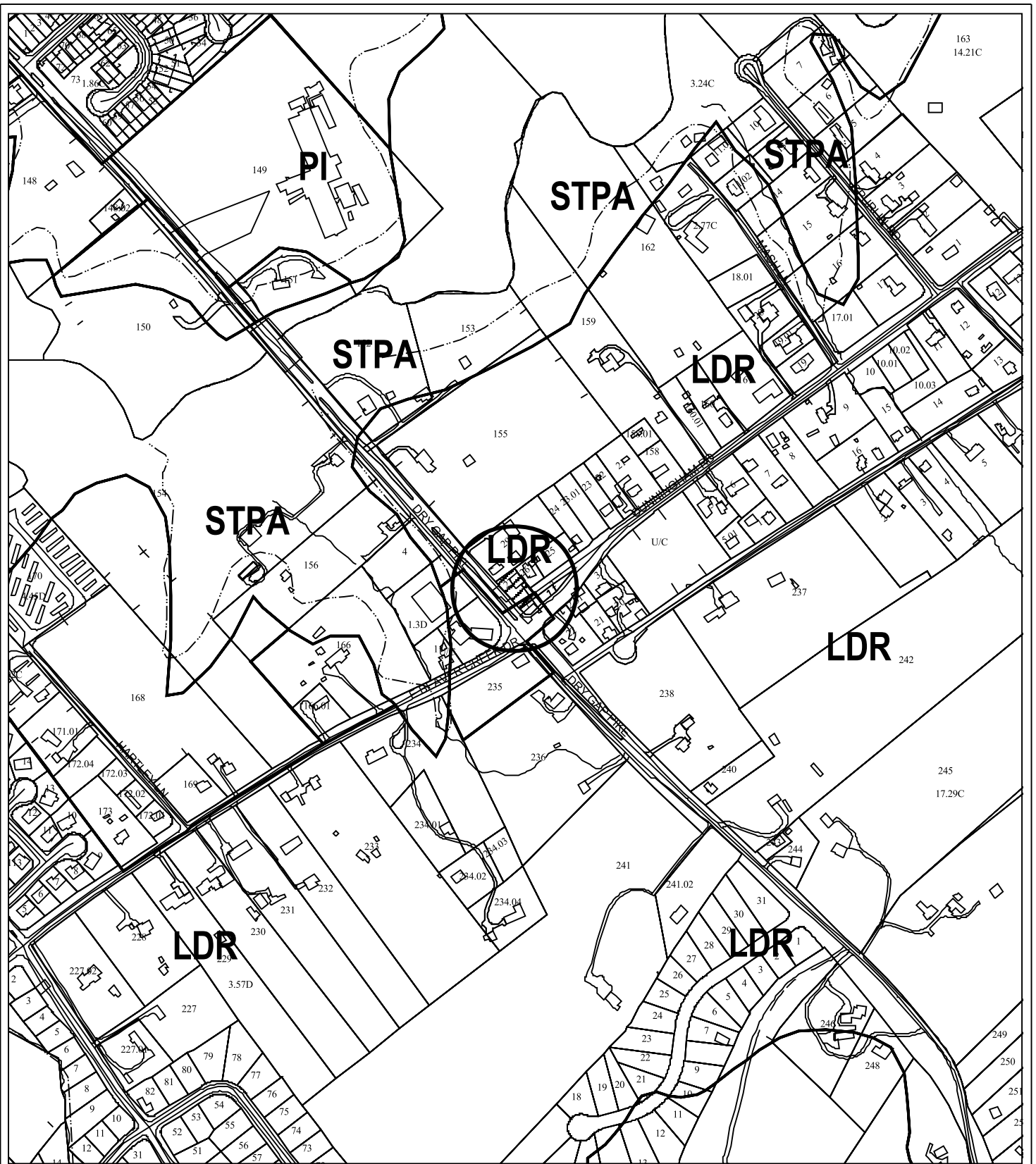
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact on traffic will depend on the type of development proposed.
3. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The current driveway access to the dwelling on this site traverses through a separate abutting property to the southeast that fronts on Cunningham Rd. The subject parcel does not have direct frontage on Cunningham Rd. The developer of this site will need to address this issue if the same driveway is to be used. It is more likely that the development would front on and be accessed directly from Dry Gap Pike, on which the property fronts. There is also a portion of public right of way to the northeast of the site that is unnamed and could possibly be used for access. Knox County Engineering reports that this right of way remains from the old alignment of Cunningham Rd. and has not been formally closed. As part of the improvements to Dry Gap Pike, Cunningham Rd. was realigned to line up with E. Beaver Creek Rd. at the traffic signal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial, the rezoning is consistent with the North County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal may generate similar requests for commercial plan designations and zoning in this area in the future on properties located at or near this intersection.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2007. 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.




**12-A-06-SP/12-A-06-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: William Vaughn

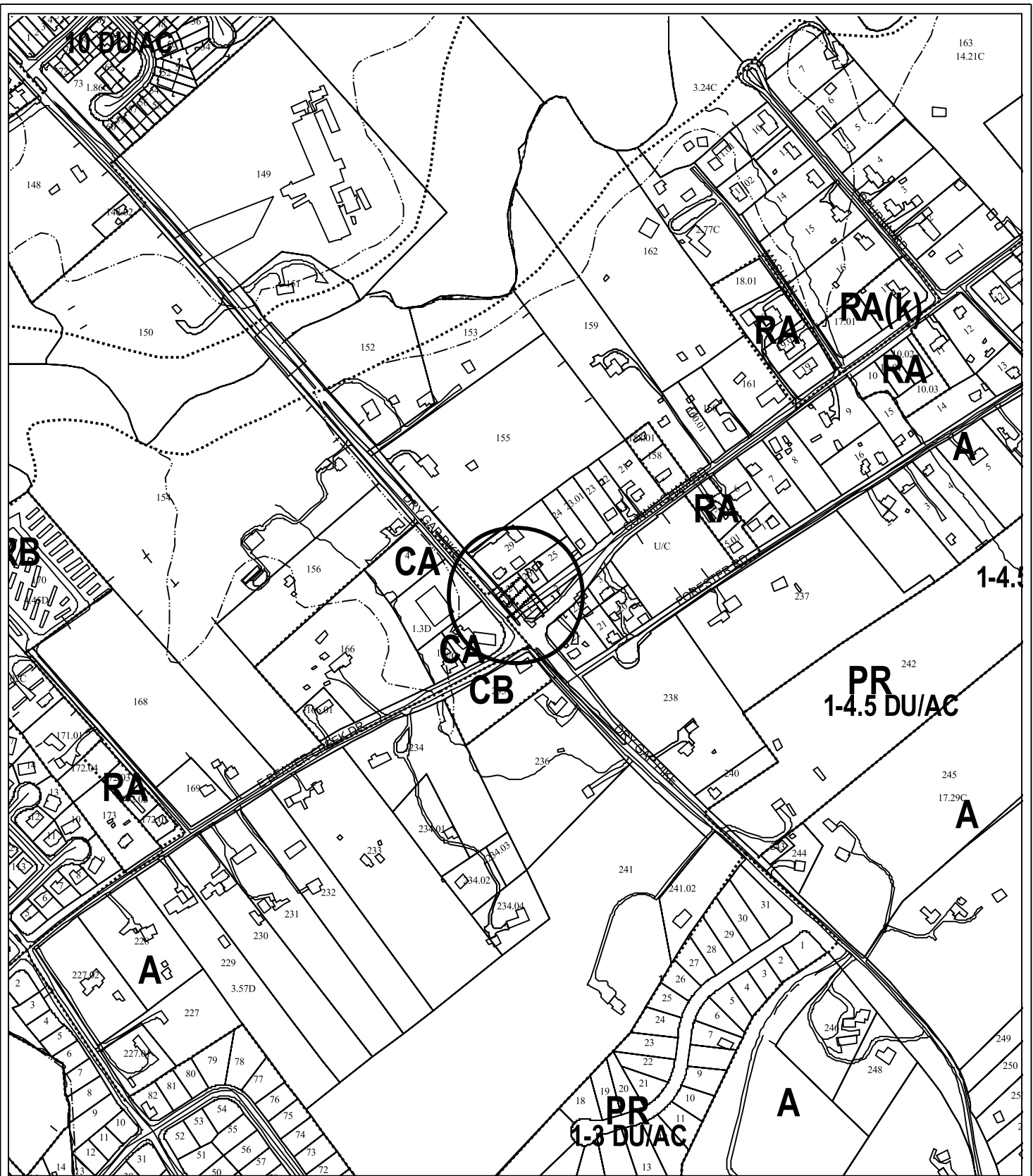
Map No: 47

Jurisdiction: County

 From: LDR (Low Density Residential)
To: C (Commercial)

Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





12-A-06-RZ
REZONING



From: A (Agricultural)
To: CA (General Business)

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Petitioner: William Vaughn

Map No: 47

Jurisdiction: County

