



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

▶ **FILE #:** 2-A-06-RZ **AGENDA ITEM #** 51
 2-A-06-SP **AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** WALKER TRUCK CONTRACTORS, INC.
OWNER(S): WALKER TRUCK CONTRACTORS INC

TAX ID NUMBER: 51 104
JURISDICTION: Commission District 8

▶ **LOCATION:** North side Rutledge Pike, east of Rosewood Rd.

▶ **TRACT INFORMATION:** 64 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Rutledge Pike a four lane, median divided major arterial highway.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) & SLPA (Slope Protection Area) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land, and earth borrow pit

▶ **PROPOSED USE:** Commercial development

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Vacant land / LDR/ A Agricultural
 South: Rutledge Pike and residences /C/LDR/CA, PR & RB Residential
 East: Vacant land / LDR/A Agricultural
 West: Residences and vacant land / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of a rural, largely undeveloped area of Rutledge Pike that has had both residential and heavier commercial development in recent years within RB,PR, CA, CB and I zones.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) designation**

A commercial designation of this site is consistent with other commercial rezonings in the past ten years on Rutledge Pike both east and west of this site The Sector Plan proposes low density residential use for this site.

► **APPROVE PC (Planned Commercial) zoning. Applicant requested CB (Business and Manufacturing) zoning**

PC zoning of this 64 acre site will expand the light industrial land inventory available for future development in an area with a zone that will allow the public involvement in the site plan review process prior to any development. The requested CB zone would not allow this opportunity. There is adequate infrastructure capacity in place to accommodate the development of the site and such development will have minimal adverse impact on surrounding uses.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses within PC zoning would be compatible with the scale and intensity of other commercial zoning and development to the west.
2. Commercial designation and PC zoning of this 64 acre site will provide the community with additional vacant land for business development.
3. Commercial designation and PC zoning of this site is consistent with the development trend along the section of Rutledge Pike to the west in recent years and will provide additional business development opportunities on this under utilized four lane arterial highway.

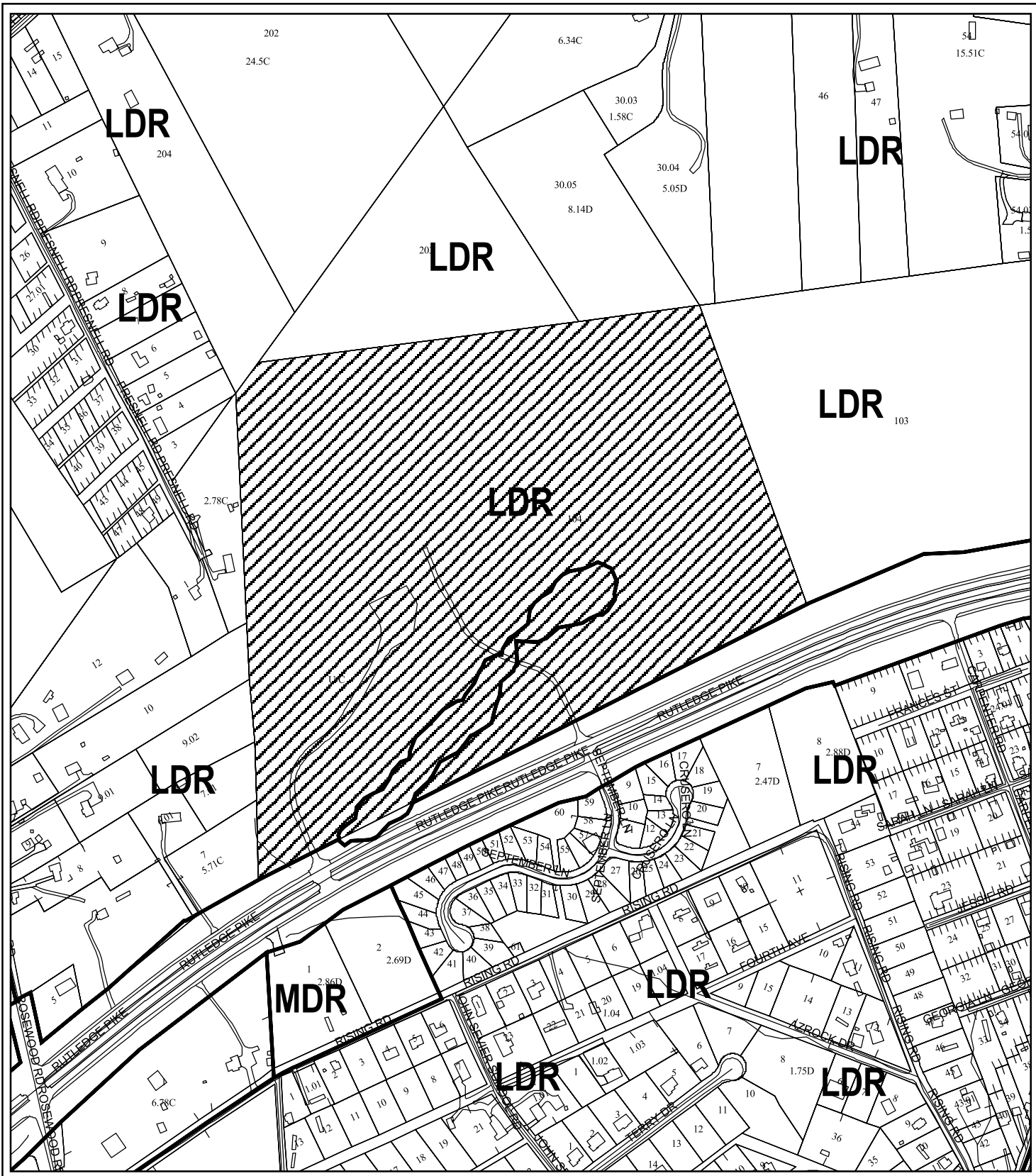
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools, and Rutledge Pike has capacity to handle added traffic volumes.
3. The recommended PC zoning requires site plan approval where compatibility issues with nearby undeveloped land, Agricultural zoning and low density residential uses can be addressed and solutions offered that will minimize impacts on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the Northeast County Sector Plan amendment request for Commercial designation of this site is needed to be consistent with the proposed PC, or requested CB zoning.
2. This request may lead to future plan amendment and rezoning requests for commercial in the area.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. 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.




**2-A-06-SP/2-A-06-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Walker Truck Contractors, Inc.

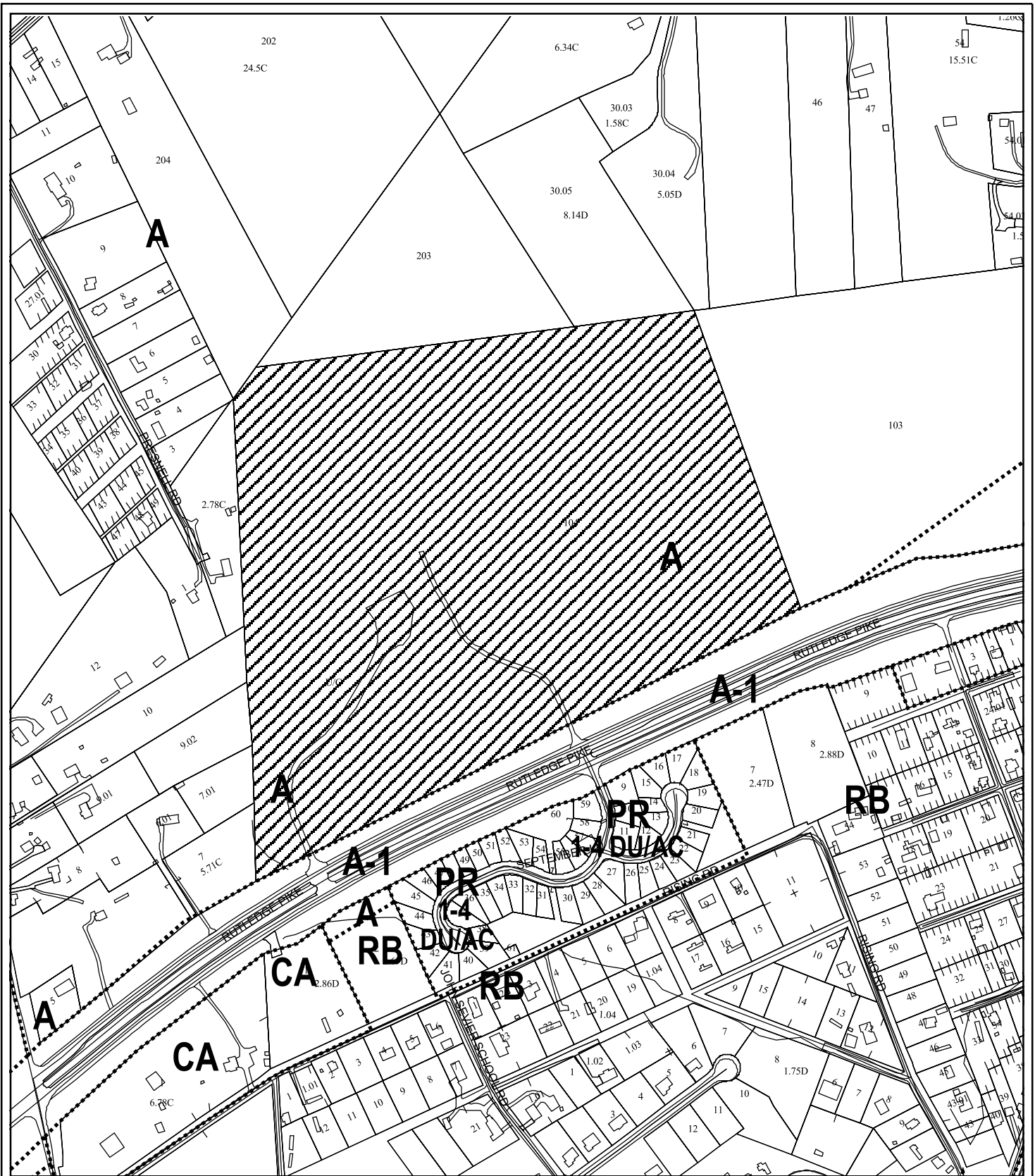
Map No: 51

Jurisdiction: County

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

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**2-A-06-RZ
REZONING**

Petitioner: Walker Truck Contractors, Inc.

Map No: 51

Jurisdiction: County



From: A (Agricultural)
To: CB (Business and Manufacturing)

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902