

▶ **FILE #:** 6-C-06-RZ

AGENDA ITEM #: 65

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** JOHN W. COKER & JAMES HAROLD CLIFT

OWNER(S):

TAX ID NUMBER: 62 04802, 04804, 04805

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side Asheville Hwy., southwest of N. Wooddale Rd.

▶ **APPX. SIZE OF TRACT:** 15 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Hwy., a four lane, median divided major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Single family house and vacant land

▶ **PROPOSED USE:** Antique & estate auction hall

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A Agricultural

South: Asheville Hwy. right-of-way / A Agricultural

East: Bank and vacant land / A and CA Commercial

West: Residences / PR Residential

NEIGHBORHOOD CONTEXT: This site is within an area of residential and business uses that have developed under PR,A and CA and C-3 zones

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning**

CA zoning is consistent with other commercial zoning and development noted in the area. The sector plan proposes commercial and medium density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CA zoned property to the east of the site and C-3 zoned property to the southwest on the south side of Asheville Hwy. There is substantial C-3 and CA zoning along this section of Asheville Hwy.
3. CA zoning will allow the proposed antique auction hall, which is similar to other business uses noted along Asheville Hwy. in the area.
4. The proposal is consistent with the sector plan designation for the Asheville Hwy frontage portion of the site, and represents a logical extension to include the entire property.

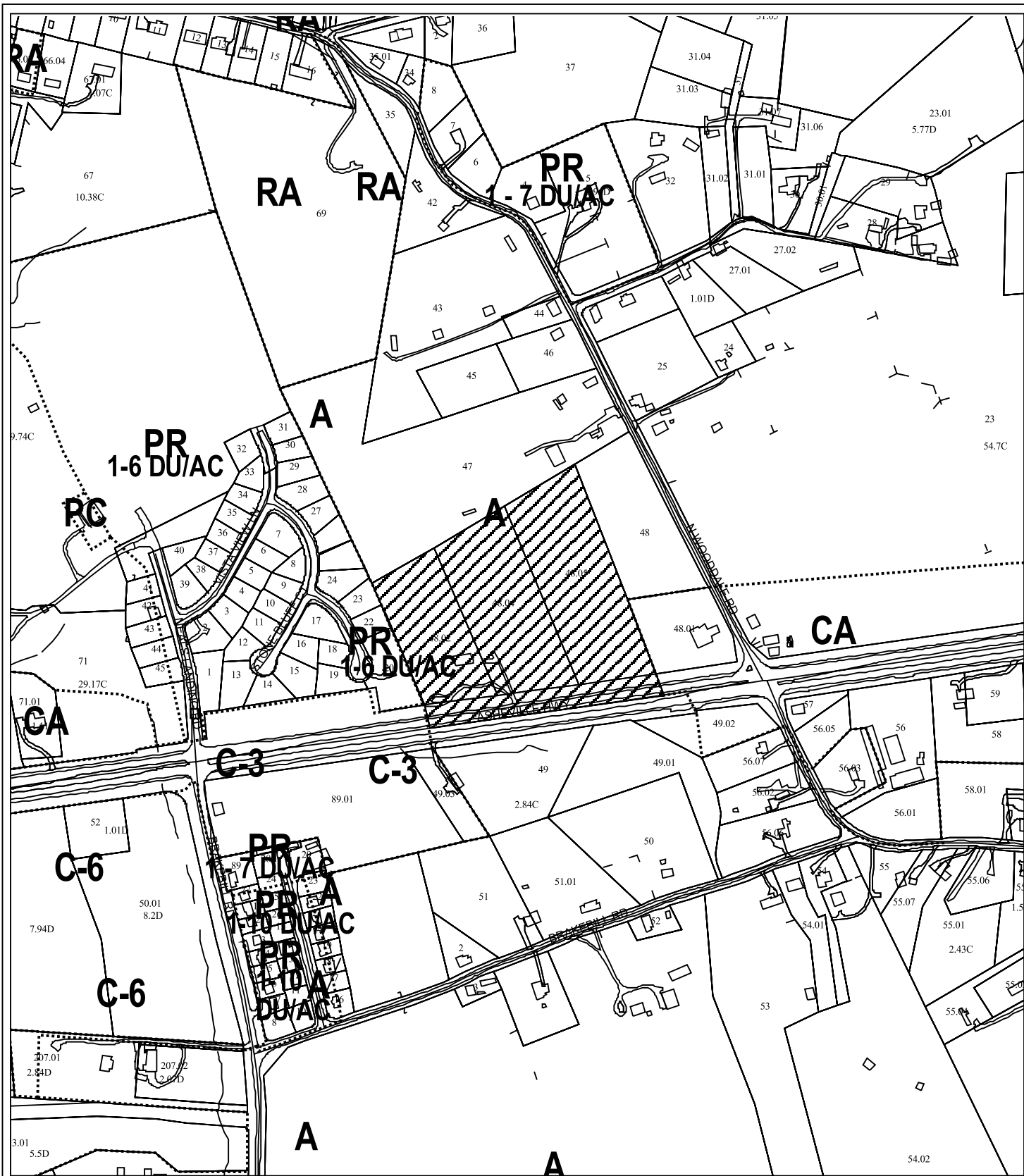
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. 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 CA 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 East County Sector Plan designates this area for Commercial and Medium Density Residential use
 - a. CA zoning is acceptable within the commercial sector plan designation.
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 rezoning requests for various uses 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 7/24/2006. 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.



**6-C-06-RZ
REZONING**

Petitioner: John W. Coker &
James Harold Clift

Map No: 62

Jurisdiction: County



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

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902