

▶ **FILE #:** 11-C-06-RZ

AGENDA ITEM #: 77

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** JENNIFER PANNELL

OWNER(S): JENNIFER PANNELL

TAX ID NUMBER: 72 01901 (PART OF)

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side Asheville Hwy., west of South Patty Rd.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Asheville Hwy., a major arterial street with 4 travel lanes and a center median within 180' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Beauty shop and residence

EXTENSION OF ZONE: Yes, extension of CA zoning from the east and north.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mix of Commercial & Residential / C-3 (General Commercial), C-4 (Highway & Arterial Commercial), A (Agriculture), O-1 (Office, Medical & Related Services).

South: Residences and Vacant / A (Agriculture)

East: Vacant / A (Agriculture) & CA (General Business)

West: Vacant / A (Agriculture) & CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and commercial uses along the Asheville Hwy. corridor under A, CA, CB, I, C-3, C-4 and O-1 zoning.

STAFF RECOMMENDATION:

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

This site is approximately 7.66 acres. The applicant is only requesting to rezone the front 2.66 acres along Asheville Hwy. to CA (General Business). The remaining 5 acres will remain A (Agriculture). The applicant intends to convert the existing house located on the property into a beauty/hair salon. CA 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 CA zoning is compatible with the scale and intensity of the surrounding zoning pattern.
2. There is CA and I zoned property to the east of the site and CA, C-3 and C-4 zoned property to the north, across Asheville Hwy.

3. CA zoning will allow the proposed beauty/hair salon.
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. 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 recommended 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 as a Planned Development Area. CA zoning is acceptable within this mixed use 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 12/18/2006. 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.



**11-C-06-RZ
REZONING**

Petitioner: Jennifer Pannell

Map No: 72

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

Original Print Date: 10/25/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902