



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

▶ **FILE #:** 10-L-06-RZ
10-A-06-SP

AGENDA ITEM #: 83
AGENDA DATE: 10/12/2006

▶ **APPLICANT:** IONA MCDANIEL
OWNER(S): BROOKS JOHN H & ELOUISE

TAX ID NUMBER: 51 109.02
JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Rutledge Pike, northeast side Ellistown Rd.

▶ **TRACT INFORMATION:** 1.1 acres.

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Rutledge Pike, a major arterial street with four lanes and a center median within 280' of right of way, or Ellistown Rd., a local street with 16-18' of pavement width within 40' of right of way. There is a center median cut on Rutledge Pike at Ellistown Rd.

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

▶ **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:** Retail center

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site. Property to the southeast was rezoned PR in early 2006.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Rutledge Pike - Outdoor sales and trucking business / TR and LDR / I (Industrial)

ZONING South: Dwelling / LDR / A (Agricultural)

East: Dwelling / LDR / PR (Planned Residential) @ 1-4 du/ac

West: Ellistown Rd. - Vacant land and business / STPA / A (Agricultural) and CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area has been developed primarily with rural residential uses under A zoning. There is significant RB and CB zoning in the area. There is a business to the northwest, zoned I.

STAFF RECOMMENDATION:

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

Additional commercially designated areas are not needed along Rutledge Pike. There is a significant amount of commercially designated acreage along Rutledge Pike that is yet to be zoned for business purposes. The current LDR designation is appropriate for this site and should be maintained.

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

CA zoning at this site is not appropriate at this time. There is a substantial amount of commercial and industrial zoned property in the area that could be further developed and some sites that could be rezoned to commercial, consistent with the sector plan.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. There is a 54 acre site to the southeast of this site that was recently rezoned PR for a residential subdivision. New CA zoning is not appropriate directly adjacent to residential development, especially when there are other commercial sites available in the vicinity.
2. Uses allowed under CA zoning may negatively impact existing and future residential development in the area.
3. The zoning request is not consistent with the Northeast County Sector Plan, which was just updated in April 2003.

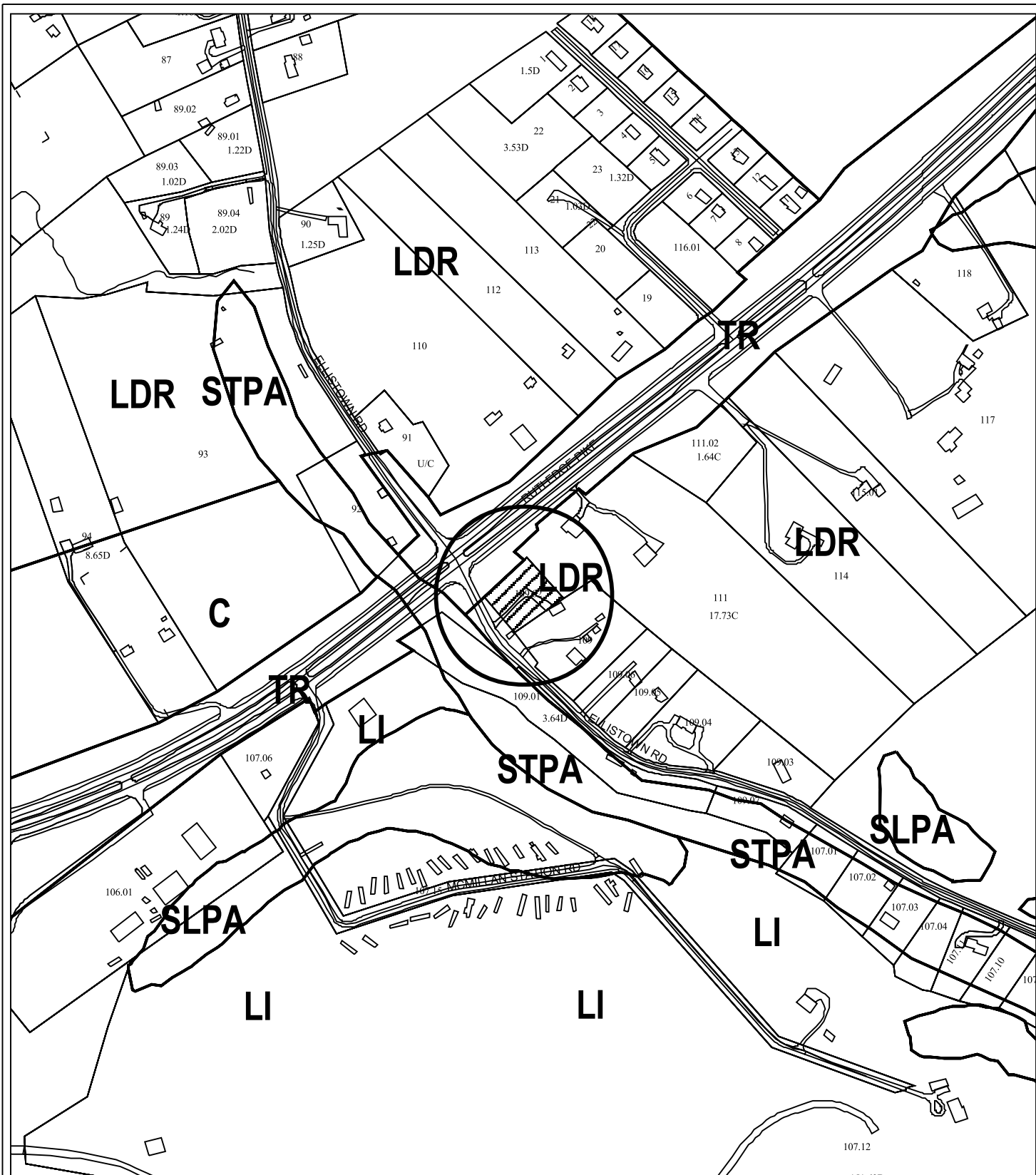
THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities will need to be extended to the site.
2. The proposal will have no impact on schools. The impact on the streets would depend on the type of development proposed. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by this development.
3. The proposed zoning is not compatible with the surrounding residential zoning and development and is not consistent with the sector plan proposal for the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. If the requested amendment to the Northeast County Sector Plan is approved, then the CA zoning would be consistent with the sector plan. However, staff recommends denial of the plan amendment in order to maintain the current low density residential designation for the site. The Northeast County Sector Plan was last updated in April 2003.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map
3. This request could generate similar requests for CA or other commercial zoning in this area.


If approved, this item will be forwarded to Knox County Commission for action on 11/20/2006. 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.



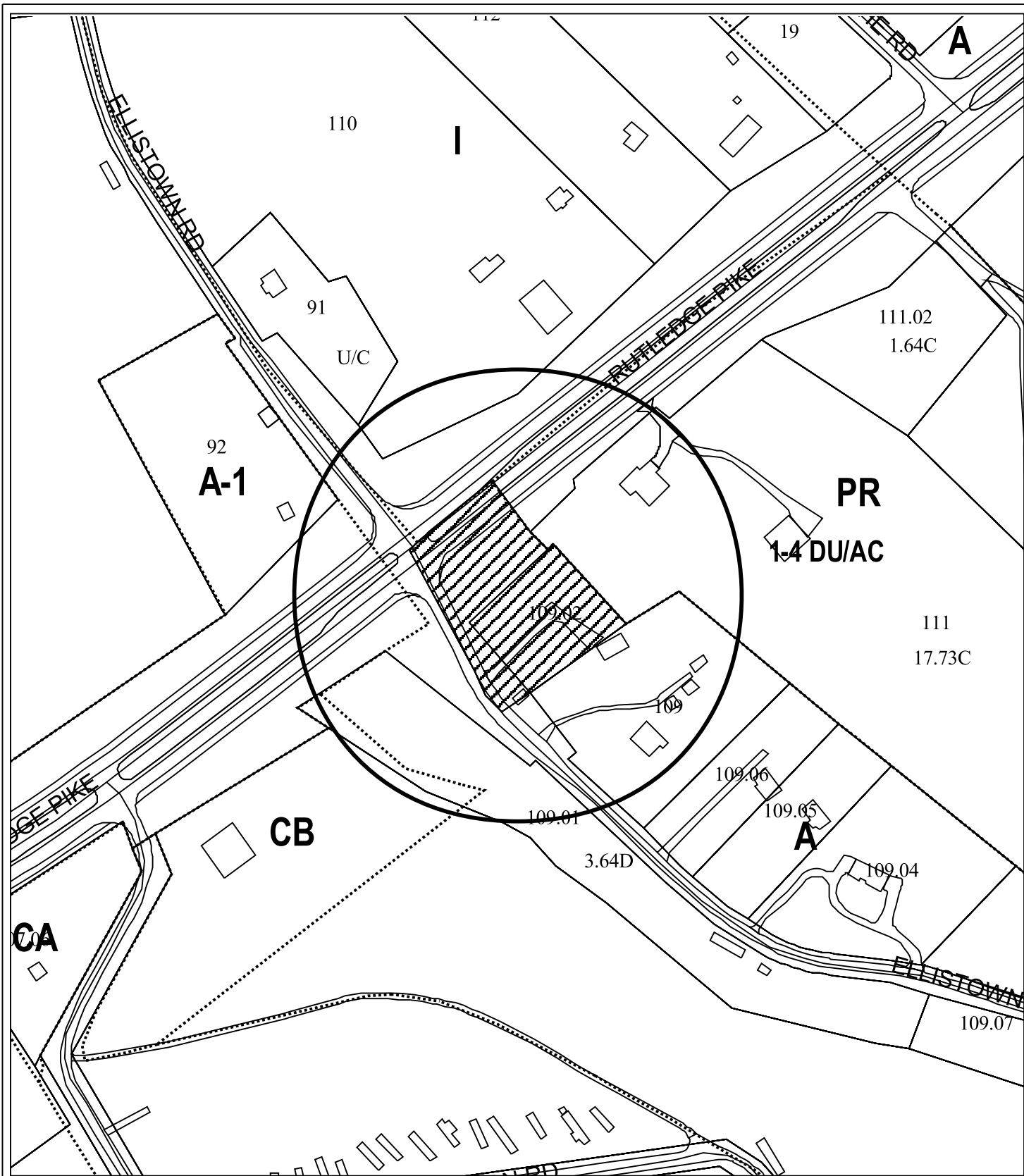
**10-A-06-SP/10-L-06-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Iona McDaniel
 Map No: 51
 Jurisdiction: County



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

Original Print Date: 09/26/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-L-06-RZ
REZONING**

Petitioner: Iona McDaniel

Map No: 51

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

Original Print Date: 09/26/06

Revised:

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