



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

**FILE #:** 10-I-06-PA  
10-T-06-RZ

**AGENDA ITEM #:** 91  
**AGENDA DATE:** 10/12/2006

**APPLICANT:** MARK V. JACKSON  
**OWNER(S):**

**TAX ID NUMBER:** 72 014 PART MAP ON FILE.

**JURISDICTION:** Council District 4

**LOCATION:** South side Asheville Hwy., southeast of Ruggles Ferry Pike.

**TRACT INFORMATION:** 15 acres.

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

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

**UTILITIES:** Water Source: KUB  
Sewer Source: KUB

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / C-3 (General Commercial) and A-1 (General Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** mini-storage facility

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
North: Asheville Hwy and businesses / GC/C-3 and C-4 Commercial  
South: Vacant land / LDR/A Agricultural  
East: Vacant land / LDR/SLPA / CB Commercial  
West: Residences and vacant land / LDR/SLPA / C-3 and A Agricultural

**NEIGHBORHOOD CONTEXT:** This undeveloped site is in an area of business development along the Asheville Highway corridor that has occurred within CA, CB, C-3 and C-4 zones.

**STAFF RECOMMENDATION:**

**APPROVE GC (General Commercial) designation extension as proposed**

This will allow commercial zoning extension back into the property to a similar depth as the adjoining properties to the east and west, and will permit the level portions of the site to be developed with commercial uses. The sector plan now proposes low density residential use for the southern two-thirds of the site.

**APPROVE C-4 zoning consistent with the plan amendment recommendation**

C-4 zoning will permit use on review consideration for mini-storage development on this site

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The C-4 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 is an extension of zoning from the southwest and an extension of commercial uses on the sector plan from the north.
3. There is a large CB-zoned area adjacent to the east side of this site, on the southeast side of Asheville Hwy.

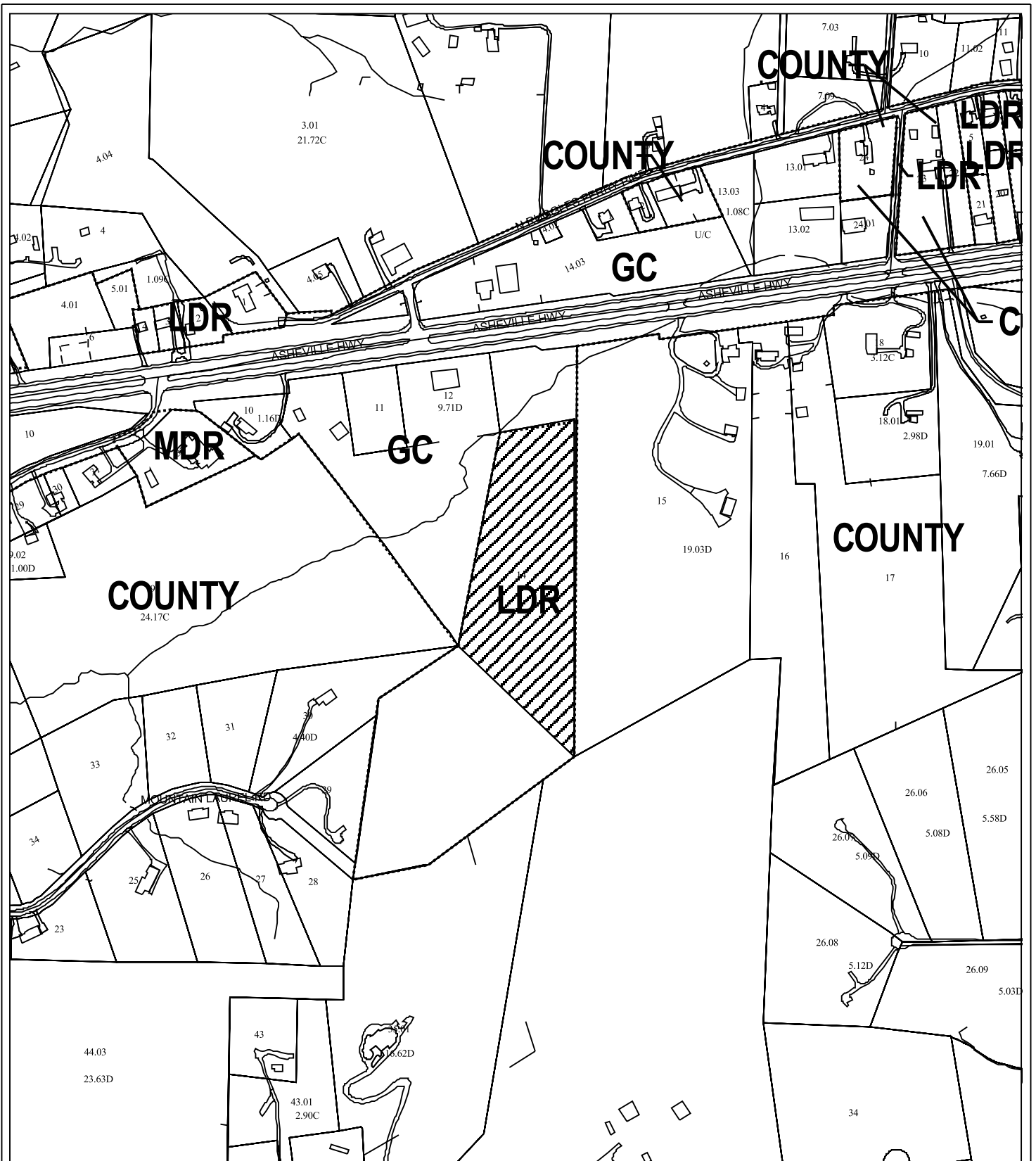
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. is a major arterial street that has capacity to handle additional trips that would be generated by new commercial development of this site.
3. The C-4 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Any development will have to comply with the requirements of the Knoxville City Department of Engineering.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East County Sector Plan proposes PDA and LDR for this site. The requested Commercial designation and C-4 zoning is an extension of the commercial designation on the northeast portions of the site.
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 sector plan and rezoning requests for commercial in the immediate area.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




**10-I-06-PA/10-T-06-RZ  
PLAN AMENDMENT**

Petitioner: Mark V. Jackson

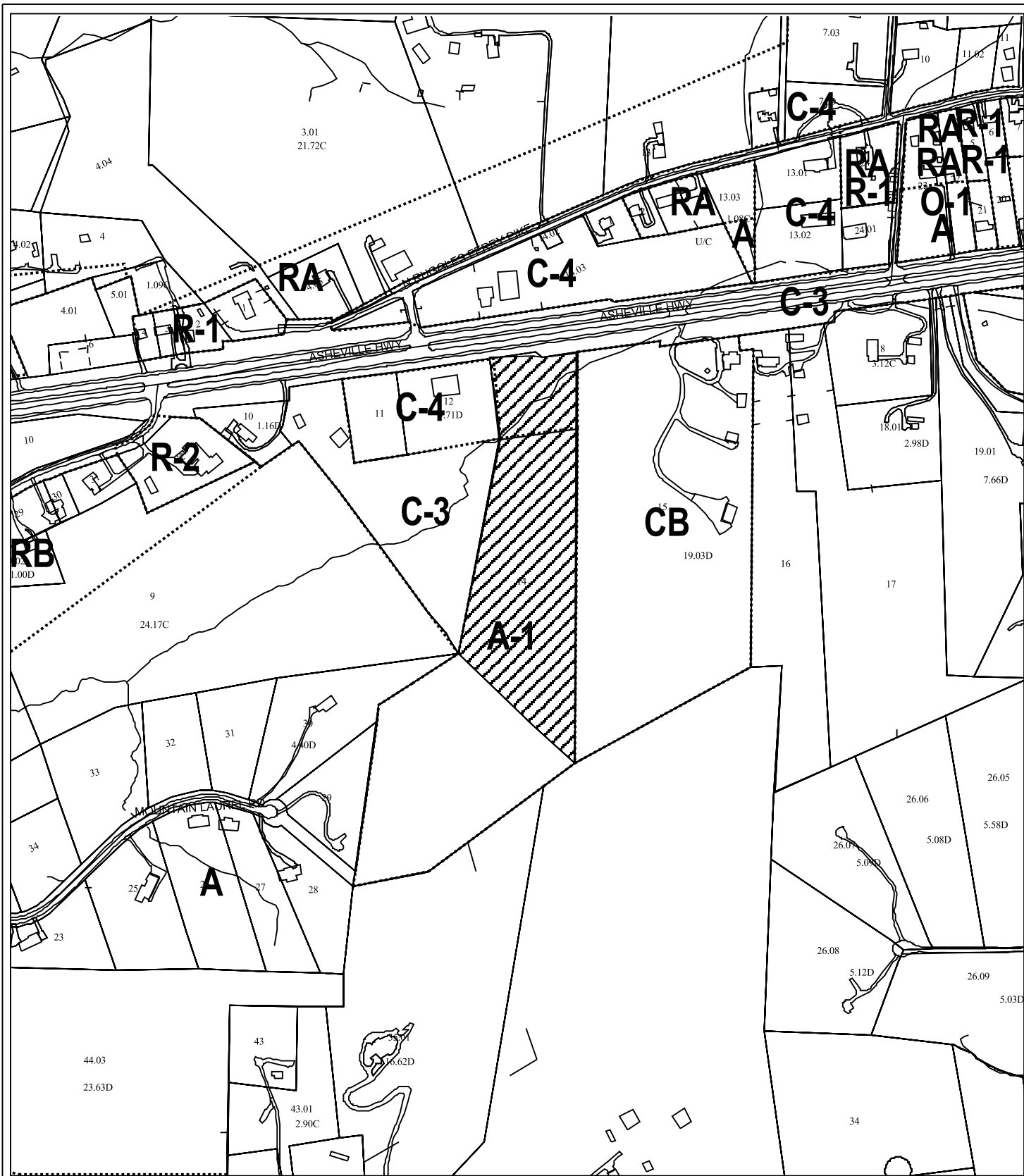
Map No: 72

Jurisdiction: City

 From: LDR (Low Density Residential)  
To: GC (General Commercial)

Original Print Date: 09/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**10-T-06-RZ  
REZONING**

Petitioner: Mark V. Jackson

Map No: 72

Jurisdiction: City



From: C-3 (General Commercial) and A-1 (General Agricultural)

To: C-4 (Highway and Arterial Commercial)

Original Print Date: 09/26/06 Revised:

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