



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

▶ **FILE #:** 6-K-07-RZ  
6-C-07-SP

**AGENDA ITEM #:** 86  
**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** KENNETH GIBSON  
**OWNER(S):** GIBSON KENNETH

**TAX ID NUMBER:** 57 145  
**JURISDICTION:** Commission District 7

▶ **LOCATION:** Northwest side Dante Rd., southwest of Greer Rd.

▶ **TRACT INFORMATION:** 1 acres.

**SECTOR PLAN:** North County

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

**ACCESSIBILITY:** Access is via Dante Rd., a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RA (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Phone service and truck storage for contractor's business

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

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Residences MDR/ RA and RB Residential  
South: Dante Rd., residences and railroad right-of-way / LDR, MDR / A-1 and RA Residential  
East: Residences / MDR / RA Residential  
West: Railroad right-of-way / C, MDR / RA, CB and A-1 Agricultural

**NEIGHBORHOOD CONTEXT:** This residential site is located adjacent to the railroad right-of-way, at the western edge of an older group of housing units zoned RA and RB.

**ESTIMATED STUDENT YIELD:** 0 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

▶ **DENY C (Commercial) designation**

Extension of the commercial designation across the railroad right-of-way from the west would remove the physical buffer that separates the RA and RB zoned residential housing along the section of Dante Rd. from

the commercial uses that occur to the west of the railroad along Dante Rd and Central Ave., within CA, CB, C-4 and C-3 zones. The sector plan proposes medium density uses for this site, maintaining the railroad right-of-way as the separation between the commercial and residential zones and uses.

► **DENY CA zoning based on the sector plan recommendation**

CA zoning on the east side of the railroad right-of-way will adversely impact the residential character of the adjoining properties along Dante Rd., as well as lead to a strip commercial pattern along this section of Dante Rd.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The applicant acquired this site for the location of his business office and commercial vehicle storage and is seeking rezoning to CA to allow the proposed use. The C Commercial designation and CA zoning of this property will be an intrusion of non-residential zoning and uses along Dante Rd. to the east across the present separation provided by the railroad ROW.
2. The request is not consistent with the adjoining RA zoning and residential uses found east of the railroad ROW.

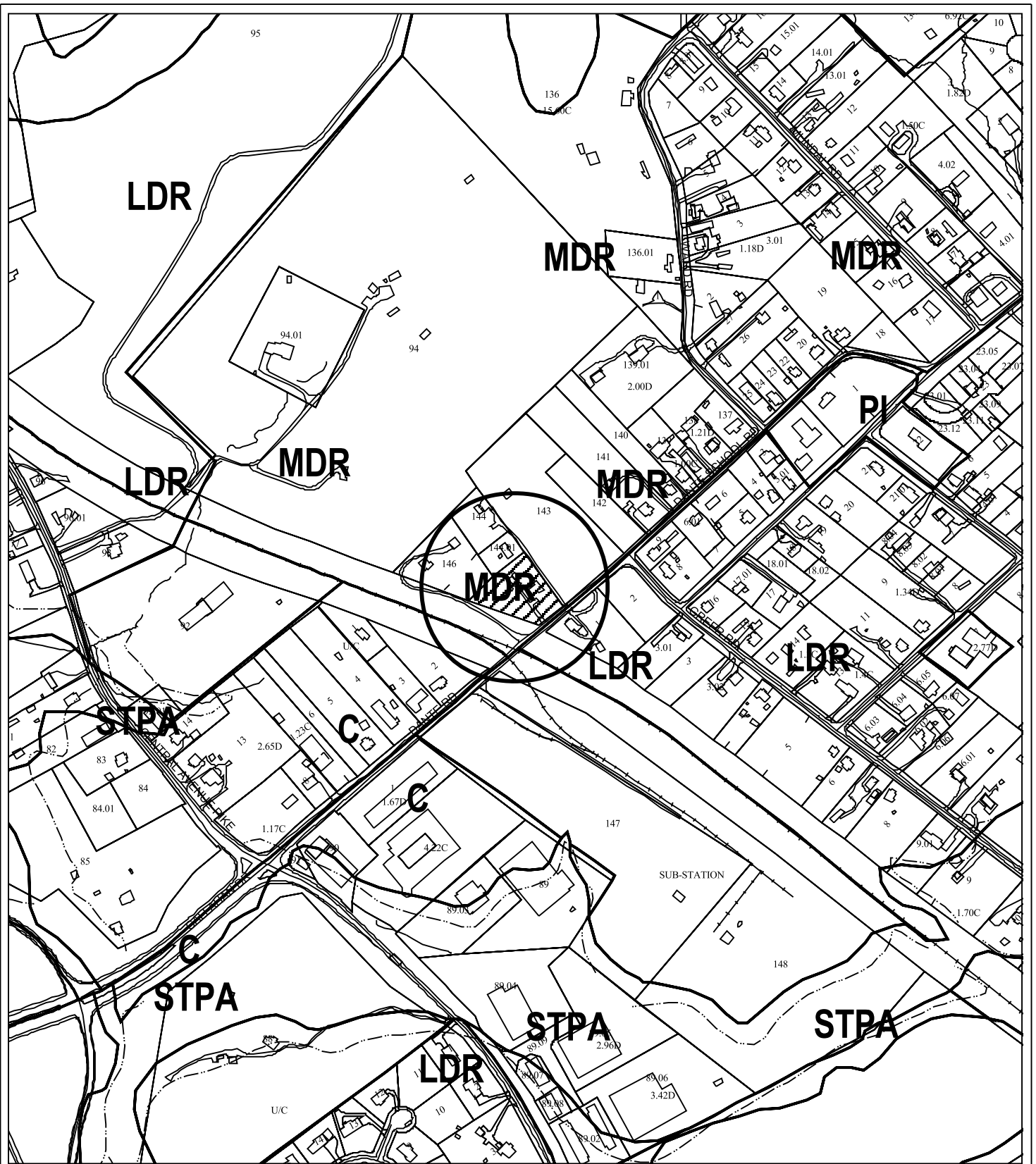
**THE EFFECT OF THE PROPOSAL**

1. Public water and sewer are available in the area.
2. The Commercial designation and CA zone will not impact school enrollment.
3. CA zoning of this site will introduce non-residential zoning further along Dante Rd., northeast of the established railroad buffer ROW changing the established land use pattern of the area and likely leading to future rezoning request for commercial expansion along Dante Rd.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. Approval of the Commercial plan amendment will bring the North County Sector Plan into conformity with the requested CA rezoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy plan map.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. 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-07-SP/6-K-07-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Kenneth Gibson

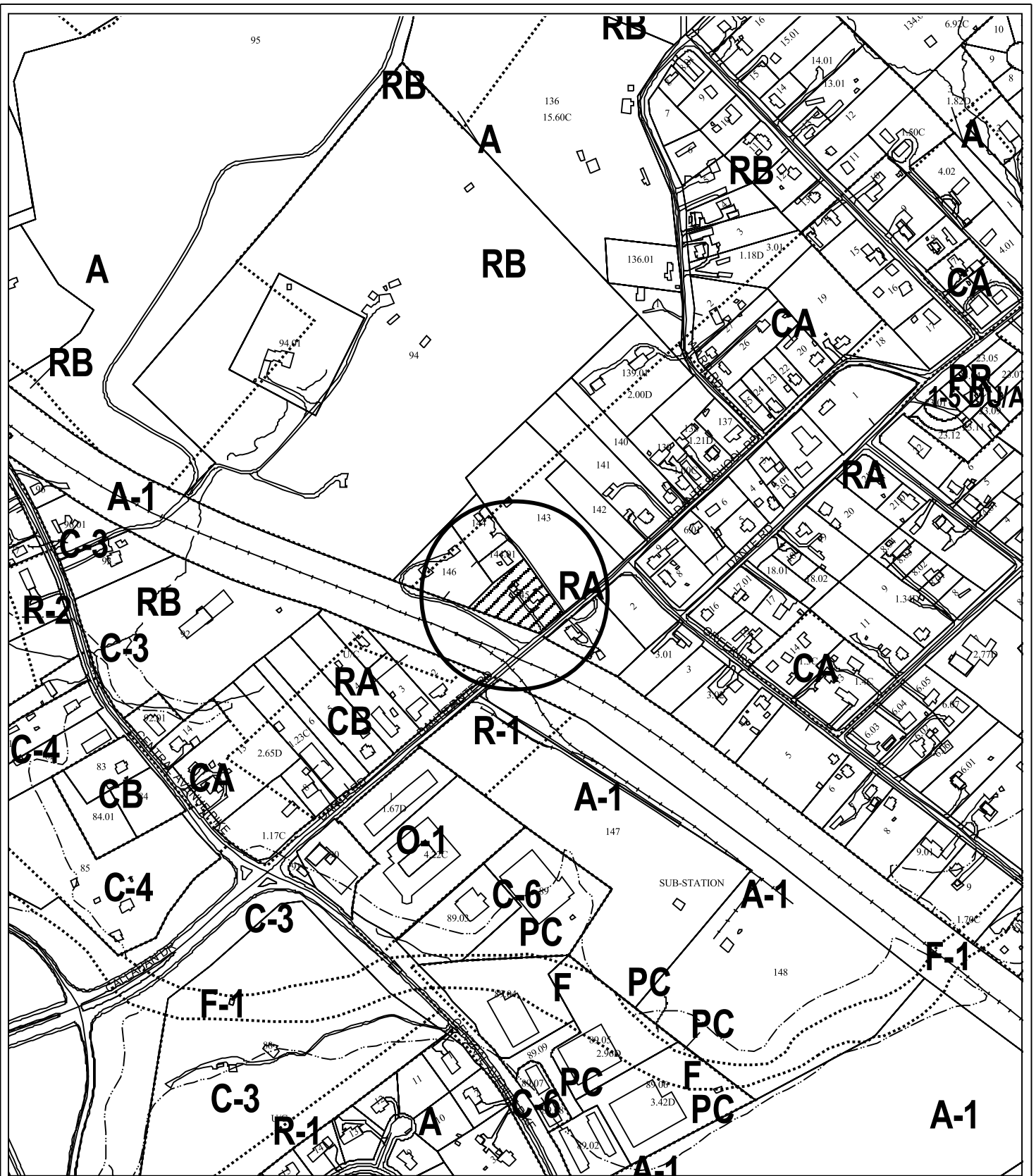
Map No: 57

Jurisdiction: County

 From: MDR (Medium Density Residential)  
To: C (Commercial)

Original Print Date: 05/30/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**6-K-07-RZ  
REZONING**

Petitioner: Kenneth Gibson

Map No: 57

Jurisdiction: County



From: RA (Low Density Residential)

To: CA (General Business)

Original Print Date: 05/30/07

Revised:

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



**Agenda Item # 86**