

▶ **FILE #:** 5-M-08-RZ

AGENDA ITEM #: 59

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** GARRETT JERNIGAN

OWNER(S): DONALD FOX

TAX ID NUMBER: 72 A A 026

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side S. Ruggles Ferry Pike, east of E. Gov. John Sevier Hwy., south of Asheville Hwy.

▶ **APPX. SIZE OF TRACT:** 1.43 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via S. Ruggles Ferry Pike, a two lane, local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED:

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Commercial development

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / C-3 Commercial

South: Residences and vacant land / RB Residential

East: Vacant land / RRB Residential

West: Vacant land / C-3 Commercial

NEIGHBORHOOD CONTEXT: This residential site is within a mixed use area of commercial and residential uses that have developed under CA, C-3 and RB zones.

STAFF RECOMMENDATION:

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

CA zoning of this site is consistent with the adjacent commercial zoning pattern to the north and west and is supported by the Sector plan which proposes commercial for the majority of this site and other property around the Asheville Hwy./E.Gov. John Sevier Hwy. intersection.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CA zoning is compatible with the scale and intensity of the surrounding commercial zoning pattern.
2. The adjacent property to the north and west is already zoned C-3. The applicant intends to expand the adjoining commercial development onto this site which would be an extension of the commercial zoning pattern along the eastern side of E. Gov John Sevier Hwy. and the south side of Asheville Hwy. to provide a

node of commercial development around this intersection.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve this site.
2. The proposal will have no impact on schools, and both Asheville Hwy. and E. Gov. John Sevier Hwy. are arterial streets that have capacity to handle any additional traffic added by this site's development.
3. The CA zoning and permitted commercial development is compatible with surrounding zoning and development.

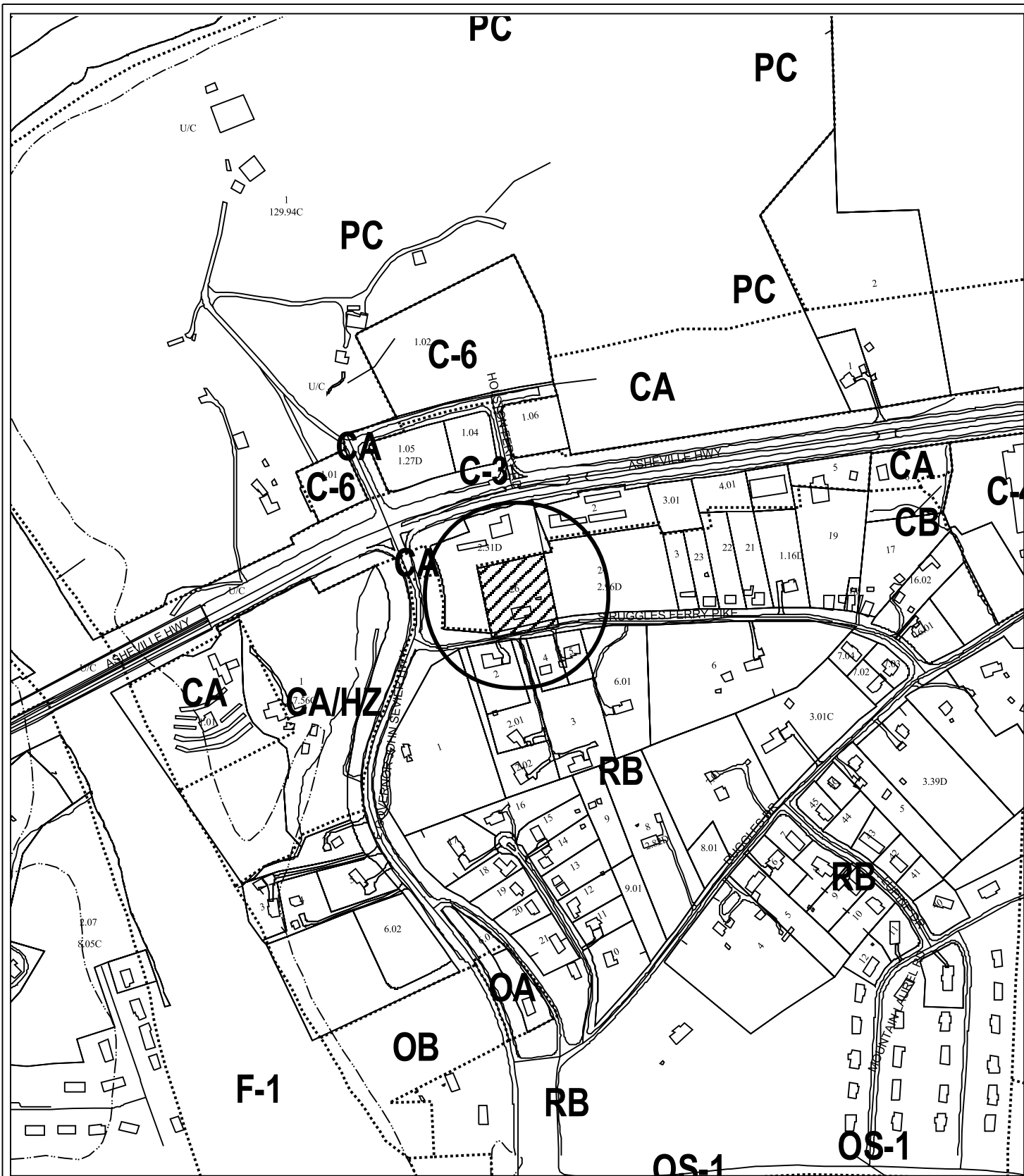
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This request represents a moderate expansion of the proposed commercial land use pattern around this intersection and beyond what is shown on the sector plan and mostly zoned C-3.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/23/2008. 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.



**5-M-08-RZ
REZONING**

Petitioner: Garrett Jernigan

Map No: 72

Jurisdiction: County



From: RB (General Residential)

To: CA (General Business)

Original Print Date: 04/22/08

Revised:

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

