

▶ **FILE #:** 7-H-12-RZ

AGENDA ITEM #: 22

AGENDA DATE: 7/12/2012

▶ **APPLICANT:** PINNACLE NATIONAL BANK

OWNER(S): Pinnacle National Bank

TAX ID NUMBER: 72 A A PT OF 019 MAP ON FILE AT MPC

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side Asheville Hwy., north side S. Ruggles Ferry Pike, east of E. Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 0.75 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Asheville Hwy., a major arterial street with four lanes and a center median within 160' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fawver Creek

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

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

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Business, move zoning line to the new proposed parcel line

EXTENSION OF ZONE: Yes, extension of commercial zoning from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Asheville Hwy. - Vacant land / CA (General Business)

South: Vacant land and residence / RB (General Residential)

East: Tanning salon and vacant land / CA (General Business) and RB (General Residential)

West: Domino's Pizza and vacant land / CA (General Business) and RB (General Residential)

NEIGHBORHOOD CONTEXT: This section on the south side of Asheville Hwy. is developed with businesses under CA, C-3 and C-4 zoning, with residential uses to the rear, zoned RB.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The request is an extension of commercial zoning from the north.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

GENERALLY:

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed CA zoning is consistent with the East County Sector Plan proposal for the site.
3. The request is an extension of commercial zoning from the north.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.
2. Based on the above description, this site is appropriate for CA zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant intends to continue commercial use of the property. Approval of this request will bring the entire, existing building under commercial zoning.
2. The impact to the street system will depend on the type of commercial use that is established. There will be no impact to the school system.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

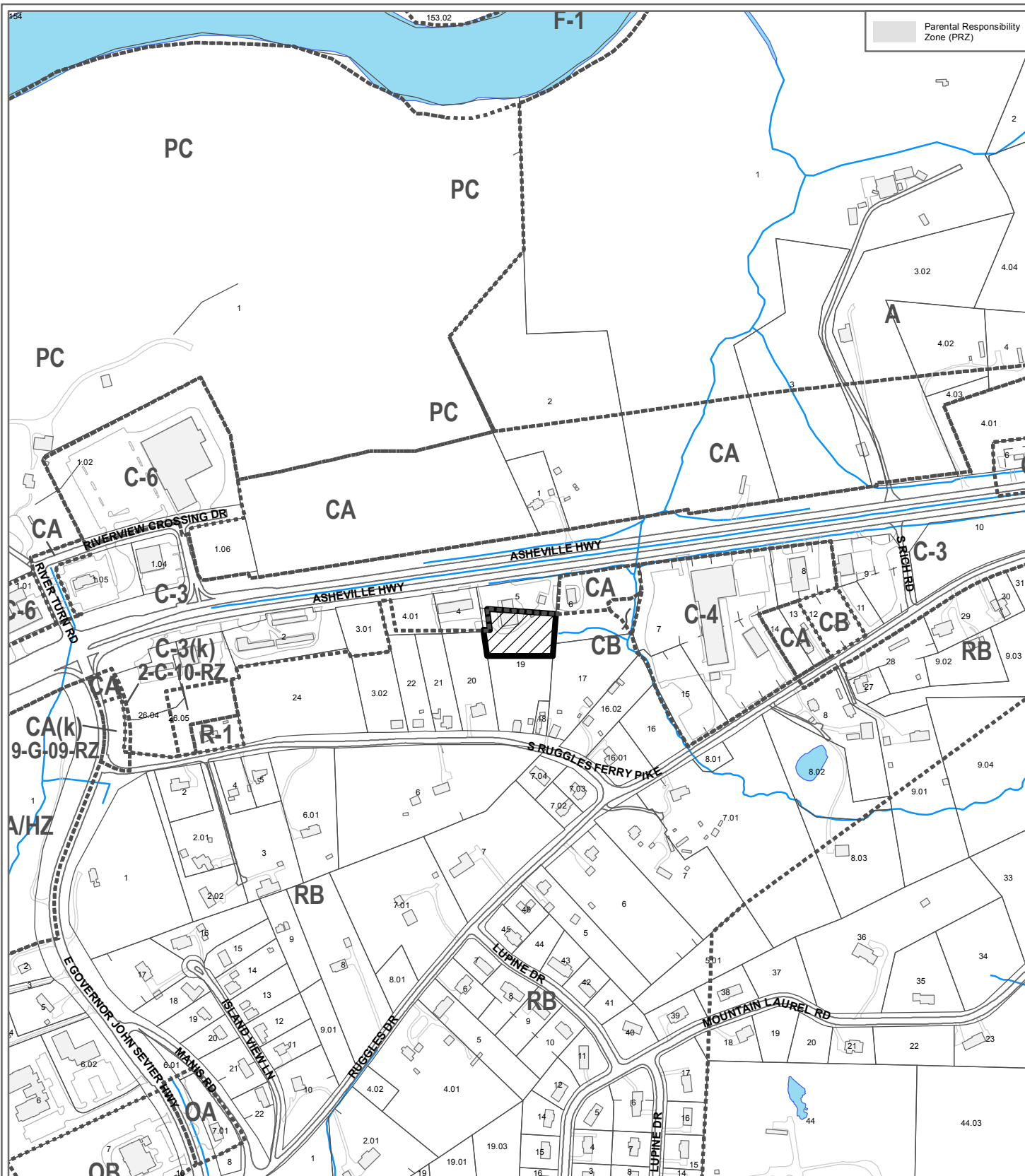
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan proposes mixed uses for the site, consistent with the requested CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for CA or other non-residential zoning on surrounding properties, which is consistent with the sector plan proposal for mixed uses in the area.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

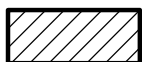
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2012. 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.



**7-H-12-RZ
REZONING**

From: RB (General Residential)
To: CA (General Business)



Petitioner: Pinnacle National Bank

Map No: 72

Jurisdiction: County



Original Print Date: 6/27/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902