

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 1-BB-06-RZ **Related File Number:**
Application Filed: 12/12/2005 **Date of Revision:**
Applicant: WAVES, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Merchant Dr., northeast of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 J B 018 **Jurisdiction:** City
Size of Tract: 2.35 acres
Accessibility: Access is via Merchant Dr., a minor arterial street with 28' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Waves Audio Ltd. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along Merchant Dr., just north of the intersection with Pleasant Ridge Rd., where a convenience store and shopping center, zoned C-3, are located. North of the intersection, where the subject property is located, the zoning transitions from C-3 to O-1/O-3 to R-1/A-1.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2800 Merchant Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes , extension of C-3 from the southwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning, limited to the proposed use, as described in the attached Dec. 8, 2005 letter from Arthur Seymour. (Applicant requested C-3.)

Staff Recomm. (Full): C-6 zoning with the condition is consistent with the One Year Plan designation for the site and allows the proposed use, but requires administrative site plan approval from MPC staff prior to any new development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site is compatible with established business uses to the southwest, zoned C-3.
3. C-6 is consistent with the One Year Plan proposal of GC for the site.
4. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits for new development.
5. The proposed use is similar to an office use, but the Knoxville Building Inspection Bureau has deemed that commercial zoning is necessary for the described operations. (See attached Dec. 23, 2005 memorandum.)
6. Warehousing of greater than 5,000 square feet is prohibited within the C-3 zoning district, but not C-6, so if the business growth requires more than that amount of warehouse space, it can be accommodated under C-6 zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Minimal additional traffic will be generated as a result of this zoning change, which will access Merchant Dr., an arterial street.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties. The recommended C-6 zoning has increased setbacks and defined landscape requirements over C-3, which help to minimize the impacts to adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the site, consistent with this proposal.
- 2. The Northwest City Sector Plan proposes office uses for the site, which are permitted under the recommended C-6 zoning. The proposed use is not much more intense than a typical office use.
- 3. This request could lead to future requests for C-6 zoning on surrounding properties in the area, which are currently zoned O-1, O-3 or C-3. Such requests should be considered on their own merits, within the context of the surrounding land uses and zoning pattern.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: Approval of C-6 (General Commercial Park) zoning, limited to applicant's business, as described in the attached Dec. 8, 2005 letter from Arthur Seymour,

Date of MPC Approval: 1/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/14/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/28/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other":

Amendments:

Effective Date of Ordinance: