

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-C-09-RZ **Related File Number:** 1-C-09-PA
Application Filed: 11/26/2008 **Date of Revision:**
Applicant: JANICE LOVEDAY

PROPERTY INFORMATION

General Location: North side W. Governor John Sevier hwy., west of Maryville Pike
Other Parcel Info.:
Tax ID Number: 147 04106 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Dollar Store **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 3209 W Governor John Sevier Hwy.
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: Property was zoned O-1 at annexation
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-1 (Neighborhood Commercial) zoning. Applicant requested C-3 (General Commercial).

Staff Recomm. (Full):

C-1 (Neighborhood Commercial) zoning is a more restrictive zone than the requested C-3 General Commercial) zone, but will permit use on review consideration for a Dollar Store on this site as a Dry Goods Store.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed NC designation and C--1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are logical extensions from the southeast.
3. There are many adjacent and surrounding properties in the area that are currently designated for commercial uses and zoned CA.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-1 zone, as described in the zoning ordinance, is for neighborhood personal and business services and retail business. The regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-1 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes commercial uses for the adjacent property to the east.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for commercial uses in the area. Commercial uses are already established on numerous properties in the surrounding area.

Action:

Denied

Meeting Date: 2/12/2009

Details of Action:

Summary of Action:

Deny C-1 (Neighborhood Commercial) zoning. Applicant requested C-3 (General Commercial).

Date of Approval:

Date of Denial: 3/12/2009

Postponements: 1/8/2009-

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 2/17/2009

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 3/24/2008

Date of Legislative Action, Second Reading: 4/7/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading: Denied

If "Other": Postponed 3/10/2009 due to error in ad, pp
3/24/2009

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Appeal denied. Denial stands.

Effective Date of Ordinance: