

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

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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w w w • k n o x m p c • o r g

**File Number:** 1-C-12-RZ                      **Related File Number:** 1-A-12-PA  
**Application Filed:** 11/28/2011              **Date of Revision:**  
**Applicant:** RONALD E. JONES

**PROPERTY INFORMATION**

**General Location:** Southeast side Maryville Pike, west of Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 I F 014-017                      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Commercial/office                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** O (Office)  
**Requested Plan Category:** GC (General Commercial)

## **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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning, except for parcel 109IF014 to remain O-1. (See attached MPC recommendation map.)

Staff Recomm. (Full):

C-3 zoning is appropriate for this site, which is located in a mixed use special district on the recently adopted South City Sector Plan, that is eligible for C-3 consideration. Parcel 14 should retain its current O-1 zoning as it creates a good transition between the requested commercial uses to the north and the residential uses to the south. Parcel 14 also has some steeper, vegetated slopes and a possible sinkhole that would likely be more impacted with more intense commercial development, as opposed to the office uses currently allowed. The recommendation is compatible with the scale and intensity of surrounding development. The City of Knoxville One Year Plan proposes office uses only for parcels 14 and 15. Staff is recommending that parcel 14 retain its office plan designation and O-1 zoning.

Comments:

REZONING REQUIREMENTS:

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

1. C-3 zoning on parcels 15-17 is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is consistent with the recommended amendment to the One Year Plan and the current Sector Plan proposal.
3. C-3 zoning is appropriate for parcels 15 thru 17, with access to a major collector street in close proximity to Chapman Hwy., a major arterial street.
4. Parcel 14 should retain its current O-1 zoning as it creates a good transition between the requested commercial uses to the north and the residential uses to the south. Parcel 14 also has some steeper, vegetated slopes and a possible sinkhole that would likely be more impacted with more intense commercial development, as opposed to the less intense office uses currently allowed.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, 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, parcels 15-17 are appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have no impact on schools. The amount of traffic generation will depend on the type of commercial development proposed.
3. If approved, C-3 zoning will allow commercial development of the recommended properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed C-3 zoning is consistent with the recently adopted South City Sector Plan, which was adopted on 10/18/11 by City Council. The updated plan designates the subject property as MU-SD (SC-4), a mixed use special district which allows consideration of C-3 zoning. The area is also shown as Hillside and Ridgetop Protection Area. A copy of the proposed land use map and the description of the SC-4 special use district are attached.
2. The City of Knoxville One Year Plan proposes general commercial uses for parcels 16 and 17 and office uses for parcels 14 and 15. Staff recommends that parcel 14 retain its office designation and O-1 zoning and parcel 15 be changed to GC and C-3..
3. Approval of this request is not likely to lead to future requests for C-3 zoning on other parcels in the

area, as most surrounding properties are already developed.

**Action:** Approved **Meeting Date:** 1/12/2012

**Details of Action:**

**Summary of Action:** C-3 (General Commercial) zoning except for parcel 109IF014 to remain O-1

**Date of Approval:** 1/12/2012 **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:** 2/7/2012

**Date of Legislative Action, Second Reading:** 2/21/2012

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**