

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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www.knoxmpc.org

File Number: 1-E-08-RZ
Application Filed: 11/27/2007
Applicant: DREW MCELROY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side Kingston Pike, northeast side Lockett Rd.
Other Parcel Info.:
Tax ID Number: 120 D E 002 **Jurisdiction:** City
Size of Tract: 0.25 acres
Accessibility: Access is via Kingston Pike, a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Adopt-A-Pet building
Surrounding Land Use:
Proposed Use: Seasonal flower sales **Density:**
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed commercial site is surrounded by non-residential uses that have developed along this section of Kingston Pike within C-3, C-4, and R-1 zones.

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

Street: 6720 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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-4 (Highway & Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is compatible with surrounding retail development and zoning that includes both C-3 and C-4 zones.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-4 zoning allows the existing business and proposed occasional outside flower sales event, and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-3, C-4 and R-1 zoning pattern.
2. C-4 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The proposed C-4 zoning allows the existing use and proposed flower sales on the property.
3. The C-4 zoning would not adversely impact nearby residential properties, but would bring the proposed use into conformance with the Knoxville City Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. C-4 zoning is consistent with the commercial use proposed for this site by the One Year Plan and the West City Sector Plan.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

C-4 (Highway & Arterial Commercial)

Date of MPC Approval:

1/10/2008

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:

2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

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: