

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-E-12-RZ **Related File Number:**
Application Filed: 11/28/2011 **Date of Revision:**
Applicant: GRAHAM CORPORATION

PROPERTY INFORMATION

General Location: Southwest side Clinton Hwy., northwest side Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 N A 015,01501,016-018,01801 **OTHER:** 068NA019,020 **Jurisdiction:** City
Size of Tract: 22 acres
Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes, center median and turning lanes within 155' of right-of-way, or Merchant Dr., a minor arterial street with 3 lanes within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial/vacant
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial and office uses under C-4, C-3, SC-2, C-6 and O-1 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-2 (Community Shopping Center) & C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from all sides
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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning, except for parcels 068NA019 and 020 to remain C-6 (General Commercial Park). (See attached MPC recommendation map.)

Staff Recomm. (Full): C-4 is an extension of zoning from abutting properties and is consistent with both the One Year Plan and sector plan proposals for the site. C-4 uses would be compatible with the surrounding land uses and zoning pattern. Parcels 19 and 20 are undeveloped and are closer to less intense residential and office uses. They should remain C-6, to retain the required administrative site plan approval by MPC staff, and also the more appropriate development standards, such as landscaping, for commercial uses adjacent to residential or office uses.
The Planning Commission approved C-4 for all parcels subject to one condition: Maintaining a 15 ft. vegetated buffer strip between parcels 20 and 21.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern, with the exception of parcels 19 and 20, which should retain their current C-6 zoning, in order to maintain greater compatibility with surrounding land uses.
2. C-4 zoning is in place on most abutting properties, so the proposal is an extension of the existing zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, most of the property as advertised is appropriate for C-4 development. C-4 zoning is already in place on the majority of the abutting properties.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. Retaining the current C-6 zoning on the now-vacant parcels 19 and 20 will require an administrative site plan review by MPC staff prior to any new development. It will also maintain some of the more appropriate development standards, such as required landscaping, that are contained in C-6, but not in C-4.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the property, consistent with C-4 or C-6 zoning.
2. The Northwest City Sector Plan proposes C (Commercial) uses for the site, consistent with C-4 or C-6 zoning.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-4 zoning on surrounding properties. These would need to be considered on a case-by-case basis based on their own merits.

Action: Approved

Meeting Date: 1/12/2012

Details of Action: RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning, subject to 1 condition.

1. Maintain a 15 ft. vegetated buffer strip between parcels 20 and 21.

Summary of Action:

C-4 (k) (Highway and Arterial Commercial) zoning for all parcels subject to one condition

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 as Modified

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved per recommendation to C-4 except parcels 068NA019 and 020 remain C-6 General Commercial Park

Approved per recommendation to C-4 except parcels 068NA019 and 020 remain C-6 General Commercial Park

Date of Legislative Appeal:

Effective Date of Ordinance: