

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-F-08-RZ **Related File Number:** 1-D-08-PA
Application Filed: 11/26/2007 **Date of Revision:**
Applicant: MURPHY DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Northeast side Western Ave., northwest of John May Dr.
Other Parcel Info.:
Tax ID Number: 79 M A 036-041 **Jurisdiction:** City
Size of Tract: 12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in the C-3 zone **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MDR and SLPA
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: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: MDR and R-2 was denied in 2007 (7-E-07-RZ/7-C-07-PA)
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:

Kelley Schlitz

Staff Recomm. (Abbr.):

DENY C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning at this location is not appropriate at this time. Uses allowed under C-3 zoning may negatively impact existing and future residential development in the area. There is a substantial amount of commercial zoned property in the area that could be further developed and would be consistent with the current sector plan proposal of low density residential. The Planning Commission recommended approving parcels 36, 37 and 38 and denying parcels 39, 40 & 41.

Comments:

NEED AND JUSTIFICATION

1. Uses allowed under C-3 zoning may negatively impact existing and future residential development in the area.
2. C-3 zoning would be more appropriate to west of the site at the intersection of Western Ave., Ball Camp Pike and McKamey Rd. or to the northeast of the site at the intersection of Oak Ridge Hwy., Beaver Ridge Rd., and Schaad Rd. Commercial development should be concentrated at the intersection of major roads.
3. There is an existing residential subdivision to the north of the site (Cumberland Estates) and south across Western Ave. (Glenmay). New C-3 zoning is not appropriate directly next to residential development, especially when there are other commercial sites available in the vicinity.

EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools.
3. Regarding access to the subject property, Western Ave. at this location is a major arterial street and is able to accommodate more intensive traffic circulation patterns.
4. The proposed zoning is not compatible with the surrounding residential zoning and development and is not consistent with the sector plan proposal for the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. If the requested amendment to the Northwest City One Year Plan is approved, then C-3 zoning would be consistent with the plan. However, staff recommends denial of the plan amendment in order to maintain the current low density residential designation for the site.
2. The Northwest City Sector Plan calls for medium density residential uses and slope protection.
3. This site is located within the Urban Growth Area Growth Policy Plan map.
4. This request could generate similar requests for C-3 or other commercial zoning in this area.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

APPROVE C-3 (General Commercial) zoning.

Summary of MPC action:

C-3 (General Commercial) for parcels 36, 37 and 38 only

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: 2/26/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: