

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-I-06-RZ **Related File Number:** 1-E-06-PA
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: TOYOTA OF KNOXVILLE, INC.
Owner:

PROPERTY INFORMATION

General Location: South side Parkside Dr., east side Wakefield Rd.
Other Parcel Info.:
Tax ID Number: 131 K A 028, 028.01 **Jurisdiction:** City
Size of Tract: 15.27 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Automobile dealership **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial and Stream Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 324 Wakefield Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE C-4 (Highway & Arterial Commercial) zoning, subject to 4 conditions:

Staff Recomm. (Full): C-4 is recommended subject to the following 4 conditions:

- 1. Access to the site must be limited to Parkside Dr. only.
- 2. The required 50 ft. building setback along the south property line must be left undisturbed.
- 3. No loudspeaker intercom system shall be utilized with the business.
- 4. On-site lighting of all types must be directed away from adjacent residential districts and any public rights of way.

C-4 is an extension of zoning from the north and is compatible with surrounding development and zoning. The sector plan proposes commercial uses for the site, consistent with the requests.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. C-4 is an extension of commercial zoning from the north.
- 3. Commercial use is consistent with the sector plan proposal for the site.
- 4. The commercial use will back up to the rear or side property lines of residences to the south, but will not face any residential uses. There is significant vegetation and a stream protection area (Turkey Creek) along the southern property line of the subject site. Stream buffer requirements will likely require that this area remain undisturbed and serve as a buffer between the residential and commercial uses.

THE EFFECTS 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 and a minimal impact on the street system.
- 3. The recommended C-4 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
- 4. Conditions of approval have been included that will minimize the impact to the adjacent neighborhood to the south.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposed GC plan designation and C-4 zoning.
- 2. With the recommended amendment to GC (General Commercial), C-4 zoning is consistent with the City of Knoxville One Year Plan.
- 3. This request should may lead to future plan amendment and rezoning requests for commercial along Parkside Dr., consistent with the sector plan proposal.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

- 1. Access to the site must be limited to Parkside Dr. only.
- 2. The required 50 ft. building setback along the south property line must be left undisturbed.
- 3. No loudspeaker intercom system shall be utilized with the business.
- 4. On-site lighting of all types must be directed away from adjacent residential districts and any public rights of way.

Summary of MPC action: Approval of C-4 (Highway & Arterial Commercial) zoning, subject to 4 conditions

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: