

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-O-08-RZ **Related File Number:**
Application Filed: 12/10/2007 **Date of Revision:**
Applicant: EDWARD MCCARTY

PROPERTY INFORMATION

General Location: Southeast side Tillery Dr., south of Bounds Rd.
Other Parcel Info.:
Tax ID Number: 69 P A 005, 005.02 **Jurisdiction:** City
Size of Tract: 0.84 acres
Accessibility: Access is via Tillery Dr., a major collector street with a 18' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & vacant
Surrounding Land Use:
Proposed Use: General commercial uses **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of business and residential uses that have developed under C-3, C-6, O-1 and R-2 zones.

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

Street: 310 Tillery Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, property to the northeast and south are zoned commercial (C-3 & C-4).
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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial).

Staff Recomm. (Full): Commercial uses are appropriate along this mixed use section of Tillery Dr. The proposal is an extension of commercial zoning from the northeast and south along Clinton Hwy. C-3 zoning will not substantially change the character of this area and will continue a commercial and office transition that has been occurring along this section of Tillery Dr. for several years. The current Northwest City One Year Plan proposes general commercial uses for this site.

Comments: NEED AND JUSTIFICATION
1. The proposal is compatible with the scale and intensity of surrounding land uses and zoning pattern.
2. The subject parcels are adjacent to property already zoned C-3.
3. C-3 zoning is compatible with other properties in the immediate area that are zoned C-3 & C-4 and is a logical extension of commercial zoning from the northeast and south of the site.

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, Tillery Dr. at this location is a major collector street and is able to accommodate more intensive traffic circulation patterns.
- 4. The recommended C-3 zoning is compatible with surrounding development and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. C-3 zoning is compatible with the Northwest City One Year Plan designation of general commercial uses.
- 2. The Northwest City Sector Plan proposes medium density residential and/or office uses for this site.
- 2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This request may lead to similar requests in the future along Tillery Dr. to fill in the adjacent properties that are not zoned commercial or office.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action: C-3 (General 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: