

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-P-02-RZ **Related File Number:**
Application Filed: 12/18/2001 **Date of Revision:**
Applicant: SHONEY'S OF KNOXVILLE, INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest side N. Cedar Bluff Rd., southeast side N. Peters Rd.
Other Parcel Info.:
Tax ID Number: 132 26.03 **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via N. Peters Rd. and N.. Cedar Bluff Rd., both four lane, minor arterial streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 100 room motel **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the Market Square Shopping Center site that has developed within SC-3, C-6 and C-3 zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Property was zoned SC-3 when annexed into the City.
Extension of Zone: Yes
History of Zoning: Property was zoned SC-3 with adjoining property at time of annexation.

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: Ken Pruitt

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

Staff Recomm. (Full): The proposed use is permitted under SC-3 zoning with MPC approval . The sector plan proposes commercial use for this site. This site is at a high traffic intersection, and has problematic street access. The site plan review required by SC-3 is needed to protect public safety.

Comments: Although the C-3 zone specifically lists motels as a permitted use, the SC-3 zone also would allow the development of a motel if the Planning Commission deemed the motel to be an appropriate use for this commercial complex. (Art. 4, Sect.12 B. 6.). The motel to the west was permitted in 1992 as a use on review under SC-3 zoning. The SC-3 zone will allow for review of a site plan to address such issues as property access and circulation, landscaping and signage.

MPC Action: Approved as Modified MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/5/2002 Date of Legislative Action, Second Reading: 2/19/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Approved C-3 General Commercial Amendments: Approved C-3 General Commercial

Date of Legislative Appeal: Effective Date of Ordinance: