

# 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-08-RZ                      **Related File Number:** 1-F-08-PA  
**Application Filed:** 12/3/2007              **Date of Revision:**  
**Applicant:** KELLY NICHOLS

### PROPERTY INFORMATION

**General Location:** Southeast side Washington Pike, southwest side Mill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 015 & 016                      **Jurisdiction:** City  
**Size of Tract:** 2.57 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Retail business                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 5652 Washington Pike  
**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:** None noted  
**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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE C-1 (Neighborhood Commercial) zoning, consistent with the recommended NC plan designation. (Applicant requested C-3.)

Staff Recomm. (Full):

C-1 zoning will allow low impact commercial uses to be developed at this location which will be more compatible with surrounding residential uses than the requested C-3 zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located at the signalized intersection of Washington Pike, a major arterial street, and Mill Rd., a major collector street, making it a suitable location for establishment of a small commercial node.
2. The recommended C-1 zoning will minimize the impact to adjacent properties because the permitted uses are more limited and less intense than what would be permitted in the C-3 zone.
3. C-1 zoning gives the applicant reasonable commercial use of the property at an appropriate location, but minimizes the impact on adjacent properties.

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available in the area to serve the site.
2. The request will not have any impact on the school system. The impact to the street system will depend on the type of development proposed.
3. The C-1 zone allows commercial uses of the site, but does not allow the wide array of uses permitted under C-3 zoning. This will help to minimize the impact on adjacent residential properties.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended One Year Plan change to neighborhood or general commercial, C-1 or C-3 zoning will be consistent with the One Year Plan.
2. The sector plan proposes light industrial uses for the site, consistent with the established zoning pattern to the south and east.
3. Approval of this request could lead to future commercial requests in the area, especially on adjacent properties located at and around this intersection. It is possible that this intersection could develop into a small commercial node.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

C-1 (Neighborhood 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:

4/22/2008

Date of Legislative Action, Second Reading: 5/6/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 2/12 -4/22/2008

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

