

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 10-A-08-RZ **Related File Number:** 10-A-08-PA
Application Filed: 6/25/2008 **Date of Revision:**
Applicant: RECI / RUSS LEWIS

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, west of Keith Ave.
Other Parcel Info.:
Tax ID Number: 93 L H 011 & 012 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
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-2 (General 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:

Ken Pruitt

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning for the property

Staff Recomm. (Full):

C-3 zoning on this site is consistent with adjoining C-3 and C-4 zoning to the north and west.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The commercial proposal is an extension of zoning from the west and north.
2. There is an established commercial industrial zoning pattern on both sides of Middlebrook Pike. in this area. Other properties in the area have been rezoned office, commercial and industrial in recent years.
3. This zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is intended for general retail businesses and services, but not for manufacturing or for processing materials.
2. The site is relatively flat, is located along a major arterial highway and is surrounded by commercial and non-residential uses, so is appropriate for C-3 zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. Middlebrook Pike is a 4-lane major arterial highway that has the capacity to handle the additional traffic that will be generated by commercial development of this site.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. Approval of the One Year Plan amendment to GC General Commercial, for the proposed C-3 zoning would not be consistent with the Central County Sector Plan.
2. This site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, which would be consistent with the established zoning pattern in the area.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

12/16/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: