CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-BB-04-RZ Related File Number:

Application Filed: 9/28/2004 **Date of Revision:**

Applicant: A & H AUTO SALES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Clinton Hwy., east of Kanuga Dr.

Other Parcel Info.:

Tax ID Number: 68 P A 013 Jurisdiction: City

Size of Tract: 2.2 acres

Access ibility: Access is via Clinton Hwy., a five-lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant car lot

Surrounding Land Use:

Proposed Use: Auto sales Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of the commercial corridor of Clinton Hwy., that is zoned C-3, C-4 and CA.

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

Street: 6325 Clinton Hwy.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was zoned C-3 following annexation into the City.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): C-4 zoning is consistent with surrounding zoning and development that includes many auto sales lots.

The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-4 zoning will permit the applicant's use and is compatible with the scale and intensity of the

surrounding development and zoning pattern.

2. C-4 is a logical extension of zoning from the north, west and east.

3. Since the property is adjacent to and across from C-4 and CA commercial zoning, this rezoning

proposal is reasonable.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.

2. The proposal will have no impact on schools and a minimal impact on the street system.

3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes commercial uses for the site, consistent with this rezoning

proposal.

2. The site is located within the Urban Growth Area (Inside the City) of Knoxville on the Knoxville-Knox

County-Farragut Growth Policy Plan map.

3. This request may generate similar requests for commercial or other zones in this area in the future,

consistent with the sector plan designation.

MPC Action: Approved MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 10/14/2004 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: 11/9/2004 Date of Legislative Action, Second Reading: 11/23/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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