

# 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:** 10-C-03-RZ                      **Related File Number:** 10-F-03-PA  
**Application Filed:** 9/10/2003                      **Date of Revision:**  
**Applicant:** JES PROPERTIES/JEFF DYER, JR.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Jacksboro Pike, southeast of N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 48 M A 012                      **Jurisdiction:** City  
**Size of Tract:** 0.9 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Business                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 5712 Jacksboro Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family 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:

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-3 (General Commercial) zoning based on the One Year Plan amendment approval

Staff Recomm. (Full):

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The GC designation and C-3 zoning are already in place along N. Broadway in this area and developed with various businesses fronting on both sides of the street.
- 2. The GC designation and C-3 zone will allow this site to developed with the adjacent C-3 zoned site fronting on N Broadway.
- 3. C-3 zoning is compatible with the adjacent land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. This proposal will place no additional demand on schools and streets.
- 2. Public water and sewer utilities are available to serve the site.
- 3. The adjoining C-3 site has been in commercial operation for many years. Commercial redevelopment including the subject property would not be a substantial change for the neighborhood land use pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan presently proposes LDR (Low Density Residential) uses for this site with the GC (General Commercial) designation along N. Broadway.
- 2. The North City Sector Plan proposes commercial uses for the site.
- 3. With the approval of the One Year Plan amendment the requested zoning is consistent with all adopted plans.

MPC Action: Approved as Modified

MPC Meeting Date: 10/9/2003

Details of MPC action:

Approve C-3 subject to three conditions:

- 1) Landscaping Requirements be in accordance with C-6 Zoning, Section E, which states "A landscape strip, with a minimum of fifteen feet, shall be maintained where the rear or side yard abuts residential zoning. Landscaped areas abutting residential zoning shall include either evergreen or deciduous plantings that shall be designed and installed in a manner deemed appropriate by MPC staff. These plantings shall obtain a height of eight feet within a period of one year." (The existing natural vegetation may meet this requirement.)
- 2) Outdoor Lighting be in accordance with C-6 Zoning, Section J, which states that "Any outdoor lighting shall be installed in accordance with the requirements of Article 5, Section 17, which states 'Lighting of all types shall be directed away from all residential districts and any public rights-of-way.'"
- 3) Any signs facing Jacksboro Pike on the subject property to be rezoned be monument type or signs no higher than four feet.

Summary of MPC action: APPROVE C-3 (General Commercial) subject to three conditions\*

Date of MPC Approval: 10/9/2003

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: 11/11/2003

Date of Legislative Action, Second Reading: 11/25/2003

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**      Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**