

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

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  
4 0 0 M a i n S t r e e t  
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

**File Number:** 10-D-11-RZ                      **Related File Number:** 10-B-11-PA  
**Application Filed:** 8/19/2011                      **Date of Revision:**  
**Applicant:** KEN FRAZIER

**PROPERTY INFORMATION**

**General Location:** Northeast side Western Ave., northwest of Hinton Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 B B 033 & 034                      **Jurisdiction:** City  
**Size of Tract:** 1.7 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted by C-4 zoning                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** C & SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 4515 Western Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** GC (General Commercial)

**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.): RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is an extension of commercial zoning from the east and is consistent with the sector plan proposal for the property. C-4 uses would be compatible with the surrounding land uses and zoning pattern.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-3 and C-4 zoning is in place on several properties in the immediate area, including the adjacent C-4 property to the east.
3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern to the east.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Western Ave. is currently being improved to a five-lane section from this area west to Schaad Rd.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended amendment to the City of Knoxville One Year Plan, C-4 zoning would be consistent with the plan.
2. The Northwest City Sector Plan proposes commercial uses for this site, consistent with the proposed C-4 zoning.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future requests for C-4 zoning in the area, which may also need accompanying One Year Plan amendments, if not designated for commercial.

Action: Approved

Meeting Date: 10/13/2011

Details of Action:

Summary of Action: C-4 (Highway and Arterial Commercial)

Date of Approval: 10/13/2011

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:** 11/15/2011

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/29/2011

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**