

**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-17-RZ      **Related File Number:** 10-C-17-PA  
**Application Filed:** 8/10/2017      **Date of Revision:**  
**Applicant:** TIM DWYER LEESMAN ENGINEERING

**PROPERTY INFORMATION**

**General Location:** South side S. Northshore Dr., north side Osprey Point Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 L A 012, 154-10101      **Jurisdiction:** City  
**Size of Tract:** 1.76 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Tire Discounters automobile service business      **Density:**  
**Sector Plan:** Southwest County      **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:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** 7-J-12-RZ/7-F-12-PA/7-F-12-SP  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** O (Office)  
**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.):

DENY the rezoning to C-6 (General Commercial Park), consistent with the denial recommendations for the associated plan amendments.

Staff Recomm. (Full):

The subject property is not appropriate to be rezoned to C-6. The current O-1 zoning has established a sufficient transitional area between commercial uses and I-140 and adjacent residential uses. O-1 zoning provides the applicant reasonable use of the property. Commercial uses in the area should be established in the Town Center to the north or in the commercially zoned area along S. Northshore Dr. east of I-140.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-6 zoning for this site would allow uses that may not be compatible with adjacent residential uses to the south.
2. The Southwest County Sector Plan and the City of Knoxville One Year Plan both propose office uses for this site, consistent with the current O-1 zoning.
3. Because there is no justification to amend the sector plan or One Year Plan to GC, staff does not support rezoning to C-6, which would require that the plans be amended to allow commercial zoning.
4. The current transitional O-1 zoning for this site is appropriate and should be maintained as a transitional area between commercial and residential uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following six concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above general intent, this site is not appropriate for C-6 zoning. C-6 allows more intense uses than O-1 zoning, which may have a negative impact on the adjacent residential uses to the south.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant has reasonable use of the property under the current O-1 zoning.
2. C-6 zoning allows uses that may create negative impacts on residential properties to the south. Office uses generally have less traffic, activity and noise and usually have shorter hours of operation than commercial uses.
3. Public water and sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With approval of the requested One Year Plan amendment to GC, the requested C-6 zoning would be consistent with the plan.
2. With approval of the associated Southwest County Sector Plan amendment to GC (10-C-17-SP), the requested C-6 zoning would be consistent with the sector plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This current zoning does not present any apparent conflicts with any adopted plans, and should be maintained.

**Action:** Denied

**Meeting Date:** 11/9/2017

**Details of Action:**

**Summary of Action:** DENY the rezoning to C-6 (General Commercial Park), consistent with the denial recommendations for the associated plan amendments.

**Date of Approval:**

**Date of Denial:** 11/9/2017

**Postponements:** 10/12/2017

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**