

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
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 10-E-17-RZ **Related File Number:**
Application Filed: 9/1/2017 **Date of Revision:**
Applicant: ARTHUR SEYMOUR JR.

PROPERTY INFORMATION

General Location: East side N. Broadway, southwest of Rennoc Rd.
Other Parcel Info.:
Tax ID Number: 58 L J PT OF 030 **OTHER:** PORTION ZONED O-1 ONLY **Jurisdiction:** City
Size of Tract: 0.79 acres
Accessibility: Access is via N. Broadway, a major arterial street with 4 lanes and a center turning lane having 53' of pavement width within 100' of right-of-way, or Rennoc Rd., a minor collector street with 17' of pavement width within 45' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail/office
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: North City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses fronting on N. Broadway, zoned C-3 and C-6, with residential and office uses to the rear (east), zoned O-1 and R-1.

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

Street: 5014 N Broadway
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-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the west
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is logical extension of C-3 zoning from the west to cover the entire subject parcel. The entire parcel is developed with a shopping center with various businesses. This proposed zoning change will bring the entire property into conformance with zoning.

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. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is a logical extension of zoning from the west, which will establish C-3 zoning over the entire parcel and bring the existing uses into conformance with zoning.
3. The location of the property along a major arterial street in a primarily commercial area makes it appropriate for C-3 uses.
4. The proposal is consistent with the One Year and sector plan proposals for the site, and C-3 is a logical extension of zoning from the south.

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

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

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 proposal would have no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
2. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. The request is a logical extension of zoning from the west.
3. The area is developed primarily with commercial businesses which will not be negatively impacted by commercial zoning of this site. No other area of the County will be impacted by this rezoning request.

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. Both the North City Sector Plan and the City of Knoxville One Year Plan propose GC (General Commercial) uses for this site, consistent with the proposed C-3 zoning.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy

Plan map.

3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/12/2017

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 10/12/2017

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: 11/7/2017

Date of Legislative Action, Second Reading: 11/21/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: