# CASE SUMMARY

APPLICATION TYPE: REZONING



Jurisdiction:

City

Density:

File Number:	10-L-07-RZ	Related File Number:	10-I-07-PA
Application Filed:	9/4/2007	Date of Revision:	
Applicant:	A & M ENTERPRISES, INC.		

#### PROPERTY INFORMATION

General Location: Northeast side Sanderson Rd., southwest side Clifton Rd., southeast of Western Ave.

**Other Parcel Info.:** 

Tax ID Number: 93 D G 024-032

Size of Tract: 2 acres

Accessibility:

# GENERAL LAND USE INFORMATION

 Existing Land Use:
 Dwellings

 Surrounding Land Use:
 Sonic fast food restaurant
 Den

 Sector Plan:
 Central City
 Sector Plan Designation:
 Low Density Residential

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)

R-1 (Low Density Residential) & R-1A (Low Density Residential)

Current Zoning: 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:

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.):	APPROVE C-3 (General Commercial) zoning, subject to two conditions.				
Staff Recomm. (Full):	With the recommended conditions, C-3 is a logical extension of zoning from north and west and is compatible with the surrounding development and zoning pattern.				
	wide planting strip w with the exception o Type 'A' description	f any areas that need to be clear for inte	en must be installed along its entire length, rsection sight triangles. (See attached for		
Comments:	<ol> <li>The proposal is on pattern.</li> <li>The proposal is a second second</li></ol>	ICATION FOR THE PROPOSAL compatible with the scale and intensity o a logical extension of the GC plan design	f the surrounding land uses and zoning nation and the C-3 zoning from the north		
	substation that cover the control of the ap dwellings, which fac	ers the entire block, zoned R-1A. To the plicant, and an auto repair business, bo e other residential uses, zoned R-1A. of this site is an expansion of the comm			
	<ol> <li>The proposed So (based on an assum have primary access arterial street. Secc collector street. The 3. The recommendation</li> </ol>	sewer utilities are available to serve the onic fast food restaurant would generate hed floor area of 3,000 square feet). The s to the site through parcel 1 to the north ondary access would also be appropriate ere would be no impact on schools.	approximately 1,488 vehicle trips per day e applicant has indicated that the intent is to to Western Ave., which is a six lane major from Sanderson Rd., which is a major elopment and will have a minimal impact on		
	<ol> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>With approval of the requested amendment to GC for this entire site, the requested C-3 zoning is consistent with the City of Knoxville One Year Plan.</li> <li>The Central City Sector Plan proposes low density residential uses for this site, consistent with the current zoning of the site.</li> <li>This request may lead to future requests for commercial plan designations and zoning on surrounding properties. However, the current plans for the area do not propose any further expansion of commercial uses beyond areas fronting on Western Ave. that are not already zoned commercial.</li> </ol>				
MPC Action:	Approved		MPC Meeting Date: 10/11/2007		
Details of MPC action:	<ol> <li>The rear of the site (southern boundary adjacent to Carnation Dr.) shall have a minimum 15 feet wide planting strip within which a Type 'A' landscaping screen must be installed along its entire length, with the exception of any areas that need to be clear for intersection sight triangles. (See attached for Type 'A' description.)</li> <li>No vehicular access to or signage for the development may be proposed along Carnation Dr.</li> </ol>				
Summary of MPC action:	C-3(k) (General Commercial), subject to 2 conditions,				
Date of MPC Approval:	10/11/2007	Date of Denial:	Postponements:		

LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knoxville City Council					
Date of Legislative Action:	11/6/2007	Date of Legislative Action, Second Reading	<b>j:</b> 12/4/2007			
Ordinance Number:		Other Ordinance Number References:				
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved as Modified			
If "Other": 11/20/2007 postponed		If "Other":				
Amendments:		Amendments:				
Date of Legislative Appeal:		Lots 31 & 32 landscape buffer adjacent to residential zones Effective Date of Ordinance:				