

# 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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Knoxville, Tennessee 37902  
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**File Number:** 11-A-02-RZ                      **Related File Number:**  
**Application Filed:** 9/26/2002              **Date of Revision:**  
**Applicant:** JOHN C. SCHUBERT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Kingston Pike, southwest of West Kings Way  
**Other Parcel Info.:**  
**Tax ID Number:** 119 38.05                      **Jurisdiction:** City  
**Size of Tract:** 0.5 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 90' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial site  
**Surrounding Land Use:**  
**Proposed Use:** Auto sales                      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The north and south sides of Kingston Pike in this section have been developed with commercial uses under CA, CB, C-3 and C-4 zoning.

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

**Street:** 8835 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. This site is surrounded by C-4 zoning.  
**History of Zoning:** None noted for this site.

### 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE C-4 (Highway & Arterial Commercial) zoning.

**Staff Recomm. (Full):** The C-4 zone allows development consistent with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the One Year Plan and Sector Plan, which propose commercial for the site.

**Comments:** The subject property is the former location of the West Knox Farm Market. The applicant is requesting C-4 zoning in order to open an automobile sales business on the site.

**A. Need and Justification for the Proposal**

1. This section of Kingston Pike is developed with commercial uses on both sides of the street, consistent with this request.
2. The site is located within an established commercial area and is surrounded by C-4 zoning.
3. C-4 is a logical extension of zoning from all sides, which will establish a consistent zoning pattern on the north side of this section of Kingston Pike.

**B. Effects of Proposal**

1. No additional demands will be placed on schools, streets or utilities as a result of this proposal.
2. Adjacent properties will not be impacted negatively because they are already developed commercially under C-4 zoning.
3. C-4 zoning is consistent with the established development pattern in the area.

**C. Conformity with the General Plan, One Year Plan and Sector Plan**

1. The request is consistent with the proposals of the Knoxville One Year Plan and the Southwest County Sector Plan proposals for commercial use of the subject property.
2. Uses permitted under C-4 zoning are compatible with the scale and intensity of the surrounding land uses and zoning.
3. Water and sanitary sewer are available to the site.

**MPC Action:** Approved

**MPC Meeting Date:** 11/14/2002

**Details of MPC action:**

**Summary of MPC action:** APPROVE C-4 (Highway & Arterial Commercial)

**Date of MPC Approval:** 11/14/2002

**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:** 12/10/2002

**Date of Legislative Action, Second Reading:** 12/24/2002

**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:**