CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 11-A-08-RZ Related File Number:

Application Filed: 9/8/2008 **Date of Revision:**

Applicant: RENEE WHEELER



PROPERTY INFORMATION

General Location: West side N. Broadway, south of Bluff Ave.

Other Parcel Info.:

Tax ID Number: 81 L E 008 Jurisdiction: City

Size of Tract: 1 acres

Access is via N. Broadway, a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail business

Surrounding Land Use:

Proposed Use: Retail auto sales lot Density:

Sector Plan: Central City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This developed site is part of the strip commercial development pattern that occurs along this section of

N. Broadway within C-3, C-4, C-6 and SC-2 zones.

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

Street: 1717 N Broadway

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: 4-K-02-RZ

Extension of Zone: No

History of Zoning: Property was denied C-4 zoning in 2002. (4-K-02-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): RECOMMEND that City Council DENY C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning permits outdoor display of merchandise such as autos, trucks, or mobile homes. These

types of sales activities tend to be more invasive to nearby uses with loud noise, exterior lighting and appearance than indoor retail businesses. This site was denied C-4 zoning in 2002 by both MPC and City Council. There does not appear to be any significant new development or zoning changes in the area since the denial of C-4 rezoning for this site that would warrant approval of this C-4 rezoning

request.

Comments: REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN

THE CITY GENERALLY:

1. This site was denied C-4 zoning in 2002 by both MPC and City Council.

2. There does not appear to be any significant new development or zoning changes in the area since the denial of C-4 rezoning for this site that would warrant approval of this C-4 rezoning request.

3. The proposal is not compatible with the scale and intensity of the current surrounding land uses and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. C-4 is not consistent with the existing residential zoning to the south and west nor the commercial zoning to the north and east.

2. C-4 zoning, if approved, would permit outside sales display which could be more disruptive to nearby residential uses than the established

C-3 permitted indoor retail sales and office uses.

THE EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools.
- 3. Additional traffic turning movements on and off this site will be generated as a result of expanding the commercial uses to include auto sales permitted by this C-4 zoning change. Additional traffic along this section of N. Broadway is not desirable because it is already impacted by the interstate on and off ramp connections in front of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The current City of Knoxville One Year Plan proposes GC (General Commercial) uses for the site, consistent with the established C-3 or requested C-4 zones.

2. The current Central City Sector Plan, as updated by the Broadway-Central-Emory Place Small Area Plan proposes mixed use buildings for the site, which is not consistent with the proposed C-4 zoning.

3. This request could lead to future requests for C-4 zoning on surrounding properties in the area, which are currently zoned C-3.

are currently zoned C-3.

MPC Action: Denied MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action: DENY C-4 (Highway & Arterial Commercial) zoning.

Date of MPC Approval: Date of Denial: 12/11/2008 Postponements: 11/13/2008

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: Date of Legislative Action, Second Reading: 1/27/2009

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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