

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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File Number: 11-A-10-RZ **Related File Number:**
Application Filed: 9/23/2010 **Date of Revision:**
Applicant: BHAVIN BHALODZA

PROPERTY INFORMATION

General Location: Northwest side Maryville Pike, northeast of Edington Rd.
Other Parcel Info.:
Tax ID Number: 122 D E 018 **Jurisdiction:** City
Size of Tract: 15000 square feet
Accessibility: Access is via Maryville Pike, a minor arterial street with 23' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail
Surrounding Land Use:
Proposed Use: Liquor store **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area around the intersection of Edington Rd. and Maryville Pike is developed with commercial and industrial uses under C-1, C-3, I-3 and I-4 zoning.

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

Street: 1047 Maryville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but a similar request on the adjacent property to the northeast was approved by MPC, but then denied by City Council in 2005 (7-C-05-RZ).

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 site. C-3 uses would be compatible with the surrounding land uses and zoning pattern.

Comments:

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-3 zoning is in place on four properties in the immediate area, consistent with the sector and One Year Plans.
3. The site is located between two existing businesses, a deli and a barber shop, both zoned C-1. Both uses are compatible with the proposed liquor store or other uses allowed under C-3 zoning. The proposed liquor store is not permitted under C-1 zoning, but would be permitted under the proposed C-3 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with C-3 zoning.
2. The South City Sector Plan proposes commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-3 zoning on surrounding properties that are currently zoned I-3, I-4 and C-1.

Action:

Approved

Meeting Date: 11/10/2010

Details of Action:

Summary of Action:

C-3 (General Commercial)

Date of Approval:

11/10/2010

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: 12/14/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 12/28/2010

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied

If "Other": Failed for Lack of Motion

Amendments:

Effective Date of Ordinance: