

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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www.knoxmpc.org

File Number: 11-B-07-RZ **Related File Number:**
Application Filed: 9/18/2007 **Date of Revision:**
Applicant: CLIFF HELTON

PROPERTY INFORMATION

General Location: North side Kingston Pike, east of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 131 052 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail business
Surrounding Land Use:
Proposed Use: Warehouse and retail **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed primarily with commercial uses under CA, CB and C-3 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of CB from the east
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.):

APPROVE CB (Business & Manufacturing) zoning.

Staff Recomm. (Full):

CB is an extension of zoning from the east, is compatible with surrounding development and is consistent with the sector plan proposal for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CB is a logical extension of zoning from the east. All adjacent properties have some type of commercial zoning.
3. CB zoning will allow the proposed warehousing and retail uses, similar to adjacent properties to the east.
4. The proposal is consistent with the sector plan designation for the site.

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. Kingston Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site. The additional traffic impact of CB zoning over the current CA is minimal.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for CB zoning on other CA zoned properties in the immediate area.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE CB (Business & Manufacturing)

Date of MPC Approval:

11/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

12/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

