

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-B-10-RZ **Related File Number:**
Application Filed: 9/29/2010 **Date of Revision:**
Applicant: B. JOE CLAYTON

PROPERTY INFORMATION

General Location: North side Parkside Dr., northeast of Sherlake Ln.
Other Parcel Info.:
Tax ID Number: 132 00101 **Jurisdiction:** City
Size of Tract: 4 acres
Accessibility: Access is via Parkside Dr., a minor arterial street with 23' of pavement width within 60-75' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Sale of used automobiles
Surrounding Land Use:
Proposed Use: Sale of used automobiles **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Parkside Dr. is developed with various commercial uses, including several auto dealers, warehouses and other businesses. City zones include C-3, C-4, C-6 and PC-2. County zones include CA and CB

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

Street: 9629 Parkside Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 zoning from the west
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.):

RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full):

C-4 is an extension of zoning from the west and is consistent with both the One Year Plan and sector plan proposals for the site. C-4 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-4 zoning is in place on several properties in the immediate area including the adjacent property to the west.
3. The site is located in between I-40/75 right-of-way and Parkside Dr. within a strip of commercial development and zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development. Several nearby businesses, including Clayton Volvo to the west, have outdoor display of merchandise or equipment.

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-4 zoning.
2. The Southwest County 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-4 zoning on surrounding properties that are currently zoned C-3 or C-6. Many CB-zoned properties in the area may be rezoned to C-4, if annexed into the City limits of Knoxville.

Action:

Approved

Meeting Date: 11/10/2010

Details of Action:

Summary of Action:

C-4 (Highway & Arterial 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: Approved

If "Other":

Amendments:

Effective Date of Ordinance: