

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-D-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: STEVEN KOONS
Owner:

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of Kanuga Dr.
Other Parcel Info.:
Tax ID Number: 67 M B 007 **Jurisdiction:** City
Size of Tract: 1.17 acres
Accessibility: Access is via Clinton Hwy., a five lane, major arterial street within a 110' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building
Surrounding Land Use:
Proposed Use: Retail sales of manufactured homes **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the strip commercial zoning and development pattern found along this section of Clinton Hwy. within CA, C-3 and C-4 zones.

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

Street: 6515 Clinton Hwy.
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: Property was zoned C-3 when annexed into the City.
Extension of Zone: Yes
History of Zoning: Property was zoned C-3 when annexed into the City.

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: Ken Pruitt

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

Staff Recomm. (Full): C-4 zoning is consistent with surrounding commercial zoning and development. The sector plan proposes commercial use for this site.

Comments: A. Need and justification
1. C-4 zoning of this site will continue the trend of commercial development along this major arterial street.
2. C-4 zoning will permit the use of this site in a manner that is similar to that found on adjoining properties.
B Effects of Proposal
1. This change of zoning will not adversely impact this surrounding traffic flow, which already includes heavy commercial traffic.
2. C-4 zoning of this site will continue the established commercial development trend of this area.
C. Conformity with the General Plan
1. C-4 zoning of this site is supported by the adopted Northwest City Sector Plan.
2. Continuing appropriate commercial development along this arterial street is supported by the policies of the General Plan.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and 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:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: