

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-O-04-RZ **Related File Number:**
Application Filed: 10/25/2004 **Date of Revision:**
Applicant: ROBERT G. CAMPBELL & ASSOC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Kingston Pike, southwest of Sanwood Rd.
Other Parcel Info.:
Tax ID Number: 119 039 **Jurisdiction:** City
Size of Tract: 4.82 acres
Accessibility: Access is via Kingston Pike, a five lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Auto collision repair business **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the commercial pattern located along Kingston Pike, within CA,C-4, PC-1 and PC-2 zones.

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

Street: 8812 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was rezoned PC-1 following annexation into the City of Knoxville

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 the adjoining commercial zoning found along Kingston Pike. The sector plan proposes General Commercial uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-4 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in place along this section of Kingston Pike.
2. C-4 is a logical extension of zoning from the northeast and southwest.
3. Since the property is adjacent to and across from commercial zoning, this rezoning proposal is reasonable.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan proposes commercial for the site.
2. The site is located within the Urban Growth Area (Inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

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

Date of MPC Approval: 11/10/2004 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: 12/7/2004 Date of Legislative Action, Second Reading: 1/4/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: