

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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-V-02-RZ **Related File Number:**
Application Filed: 10/22/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: East side Alcoa Hwy., north of Ginn Rd.
Other Parcel Info.:
Tax ID Number: 135 B A 28, 32 **Jurisdiction:** City
Size of Tract: 12.94 acres
Accessibility: Access is via Alcoa Hwy., an expressway with 4 lanes and a center turn lane within 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Automotive repair business, truck and trailer rental business
Surrounding Land Use:
Proposed Use: Automotive repair business, truck and trailer rental business **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial and Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Alcoa Hwy. is developed on both sides with businesses under CA, CB, C-3, C-6 and SC zoning. Residential uses are developed to the rear of the businesses and along Ginn Dr. to the south.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business) and RA (Low Density Residential)
Requested Zoning: C-6 (General Commercial Park) and R-1 (Single Family Residential)
Previous Requests: None noted
Extension of Zone: Yes. The commercial zone is an extension of C-6 from the west.
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning for the entire parcel 28 and the portion of parcel 32 previously zoned CA.
APPROVE R-1 (Single Family Residential) zoning for the portion of parcel 32 previously zoned RA.

Staff Recomm. (Full): The C-6 and R-1 zones are comparable to the previous County zones and are compatible in scale and intensity to the surrounding land uses and zoning pattern. The South County Sector Plan proposes commercial and low density residential uses for these sites.

Comments: The C-6 zone is recommended because parcel 28 is adjacent to residential uses and parcel 32 is currently undeveloped. The C-6 zone allows for MPC staff review of a site plan prior to new development. If the larger parcel 32 is developed for commercial purposes, staff will get an opportunity to review the plans for compliance with C-6 requirements such as setbacks, parking and landscaping. The C-6 zone will allow the uses located on parcel 28 to continue, but will offer more protection to the adjacent residential uses than would C-4 zoning, which is the only other comparable zone to CA that would allow outside display of merchandise. The C-6 zone would also be a logical extension of zoning from the west, across Alcoa Hwy. from parcel 32, where a shopping center, bank and fueling station are located.

The recommended C-6 zone for the previous RA zoned portion of parcel 28 is contrary to staff's general policy of recommending comparable zones in annexation related rezoning cases. The RA zoned portion of parcel 28, however, is currently developed with nonconforming commercial uses, and this is an opportunity to bring those uses into conformance with zoning ordinance. The uses are compatible with the surrounding uses and zoning pattern and have been located there for a number of years.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park) and R-1 (Single Family Residential)

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: