CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 11-W-03-RZ Related File Number:

Application Filed: 10/27/2003 **Date of Revision:**

Applicant: KNC, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Kingston Pike, east of Westfield Rd

Other Parcel Info.:

Tax ID Number: 121 A A 02804 Jurisdiction: City

Size of Tract: 0.5 acres

Access is via Kingston Pike, a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail office use

Surrounding Land Use:

Proposed Use: Retail /office use Density:

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of the commercial development that has occurred along this section of Kingston Pike

within C-3, C-4, and C-6 zones

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

Street: 6601 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: Property was zoned C-6 in 1980's

Extension of Zone: Yes

History of Zoning: Property was zoned C-6 in the 1980's

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:01 PM Page 1 of 3

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-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is consistent with other commercial zoning and development found in the area and will

permit the applicant to provide additional needed signage for the businesses located on the site. The

sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning of this site is compatible with surrounding commercial zoning and uses that include C-3

zoning along the south side of Kingston Pike in this area.

2. C-3 zoning increases the allowable signage ratio from the building frontage allowed under C-6 to the parcel frontage allowed under C-3. Changing to C-3 zoning removes the need for sign variances for the

new businesses occupying the building.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. This proposal will have minimal impact on adjacent properties, as the zoning uses and intensity of

development are compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes commercial use for this site, consistent with this proposal.

2. This site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-

Farragut Growth Policy Plan.

3. There may be future requests for C-3 zoning in this area, consistent with the sector plan proposal.

ARCHITECTURAL DESCIPTIONS

402 11TH Street (circa 1885)

Two story, Queen Anne, aspalt shingles with wood trim, porch with turned bracketed columns and

spindled frieze, cross gables with bay window.

404 11th Street (circa 1885)

Two story, Queen Anne, asphalt shingles with wood trim, porch with turned bracketed columns and

spindled frieze, cross gables with bay window.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 11/13/2003 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: 12/9/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

1/31/2007 12:01 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:01 PM Page 3 of 3