

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: 12-B-07-RZ **Related File Number:**
Application Filed: 10/17/2007 **Date of Revision:**
Applicant: GOODWILL INDUSTRIES-KNOXVILLE, INC.

PROPERTY INFORMATION

General Location: Southeast side Metler Dr., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 68 J C 002 OTHER: PORTION ZONED R-1 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Metler Dr. a local street with a 16' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attended donation and recycling center **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by commercial uses to the south along Clinton Hwy., and residential uses to the north along Metler Dr.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, half the subject property is currently zoned C-4.
History of Zoning: A One Year Plan Amendment was approved for the subject parcel in 1988 (10-B-88-PA) from LDR to GC.

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: Kelley Schlitz

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

Staff Recomm. (Full): The requested C-4 zoning is consistent with zoning and development pattern that has been established to the south of the site and is an extension of the C-4 zoning that currently exists on half of the site. The request is consistent with the sector plan, which proposes general commercial uses for this property.

Comments: The subject property is currently zoned C-4 and R-1. The applicant's (Goodwill Industries & the City of Knoxville) are requesting that the R-1 portion of the site be rezoned to C-4 in order to accommodate a 300 square foot Goodwill donation drop off center and recycling bins maintained by the City of Knoxville. In 1988, a plan amendment was approved for the entire property by MPC and City Council to change the land use designation from low density residential to general commercial. According to the staff report at that time, the division of this small amount of property into two land uses was an oversight (see attached report).

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. C-4 zoning is a logical extension of the commercial zoning that is currently in place on half of the site and other commercial zoned properties to the south along Clinton Hwy.
- 2. The proposed donation drop off facility and recycling bins are consistent with other commercial storage and warehouse facilities located along this section of Clinton Hwy.

EFFECTS OF THE PROPOSAL

- 1. The effects on adjacent properties as a result of this zoning change will be minimal. The proposed facilities will primarily serve the needs of nearby residences.
- 2. If necessary, public water and sewer utilities are available to serve this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City One Year Plan proposes general commercial uses for this site.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

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

Date of MPC Approval: 12/13/2007

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: 4/8/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: