

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-E-05-RZ **Related File Number:**
Application Filed: 11/2/2005 **Date of Revision:**
Applicant: KISHOR TAILOR
Owner:

PROPERTY INFORMATION

General Location: Southeast side Asheville Hwy., south of Nokomis Rd.
Other Parcel Info.:
Tax ID Number: 71 K A 003 **Jurisdiction:** City
Size of Tract: 1.11 acres
Accessibility: Access is via Asheville Hwy., a major arterial street with four lanes and a center median within 110' of right of way. There is a center median cut at this site for Nokomis Rd. to the north.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Motel **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area to the east of the site along Asheville Hwy. has been developed with commercial uses under C-1 and C-3 zoning.

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

Street: 5314 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the east
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.): DENY C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is not appropriate adjacent to and across from residential uses and zoning. The current C-1 zoning is more compatible with development and zoning to the north and west and is an established buffer between the C-3 zoning to the east and the R-1 zoning to the west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of C-3 zoning for this site may lead to further extension of commercial zoning to the west into established residential areas.
2. The current C-1 zoning of the property is appropriate and should be maintained in order to minimize the impacts to adjacent residential properties to the west and north. To the northeast of this site, across Asheville Hwy., a C-1 zoned property serves as a transitional buffer between C-3 and R-1 zoning, similar to the subject property.
3. The site is relatively small for development of the proposed motel, but is of adequate size for a neighborhood commercial development. The applicant has reasonable use of the property under the current zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. Asheville Hwy. has adequate capacity to handle the additional traffic which may be generated by commercial development of this property.
3. The proposed C-3 zoning is not compatible with adjacent residential uses and may have a negative impact on them.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the site, consistent with either C-1 or C-3 zoning.
2. The East City Sector Plan proposes commercial uses for the site, consistent with either C-1 or C-3 zoning.
3. This request may generate similar future requests for C-3 zoning further to the west along Asheville Hwy., which would not be consistent with the One Year Plan or sector plan.

MPC Action: Denied

MPC Meeting Date: 12/8/2005

Details of MPC action:

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

Date of MPC Approval:

Date of Denial: 12/8/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/3/2006

Date of Legislative Action, Second Reading: 1/17/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: