

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-F-04-RZ                      **Related File Number:**  
**Application Filed:** 11/8/2004              **Date of Revision:**  
**Applicant:** WILLIAM C. SLAGLE, ROBERT M. MONDAY, JACK T. GODWIN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Green Rd., north of Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 124 177, 177.02                      **Jurisdiction:** City  
**Size of Tract:** 28.93 acres  
**Accessibility:** Access is via Green Rd., a local street with 32' of pavement width within 40-45' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in C-4 district                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with C-4 zoned commercial uses to the south and west and with residential uses to the north and east, under A and A-1 zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** MPC approved One Year Plan amendment to GC on 10/14/04 (10-F-04-PA).  
**Extension of Zone:** Yes, extension of C-4 zoning from the south.  
**History of Zoning:** MPC approved a One Year Plan amendment to GC for this site on 10/14/04 (10-F-04-PA).

### 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-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a logical extension of zoning from the south and west, and commercial uses are compatible with the surrounding retail development. The sector plan and One Year Plan propose commercial uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding commercial land uses and zoning pattern.
2. C-4 zoning is compatible with other properties in the immediate area that have been rezoned to C-4 for commercial use.
3. C-4 is a logical extension of zoning from the south and west.

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. Green Rd. has a traffic signal at the intersection with Chapman Hwy. and has sufficient pavement width and capacity to support additional commercial development.
3. The proposed C-4 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Both the South County Sector Plan and the City of Knoxville One Year Plan propose commercial uses for this parcel, consistent with this proposal.
2. This site is located within the Urban Growth Area (inside City limits) of Knoxville on the Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 12/9/2004

Details of MPC action:

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

Date of MPC Approval: 12/9/2004 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: 1/4/2005 Date of Legislative Action, Second Reading: 1/18/2005

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments: Revised area to 16.48 acres and waived 17-day waiting period

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**