

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-H-04-RZ **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: SITE, INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest side Loves Creek Rd., southeast of Millertown Pike
Other Parcel Info.:
Tax ID Number: 60 | A 19-24, 22.01,22.02,23.01 **OTHER:** F-1 REQUEST B **Jurisdiction:** City
Size of Tract: 22 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, residential and vacant land
Surrounding Land Use:
Proposed Use: Walmart expansion and creek relocation **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property and surrounding properties are developed with commercial businesses and residential dwellings under C-3, C-6, R-1A and R-2 zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial), R-1A (Low Density Residential), F-1 (Floodway)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park) and C-6 (General Commercial Park) / F-1 (Floodway) relocated
Previous Requests: None noted
Extension of Zone: Yes, extension of C-6 from the south
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) and C-6 (General Commercial Park) / F-1 (Floodway) zoning.

Staff Recomm. (Full): C-6 zoning will allow the rest of the subject property outside of the floodway to be developed under a consistent zoning designation. The C-6/F-1 zoning designation will remain on the portion of the property where the relocated floodway is designated.

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-6 zoning is consistent with other properties in the immediate area that are zoned and developed with commercial uses.
3. The C-6/F-1 zoning will be placed on the area where the Loves Creek floodway is relocated.
4. Within the C-6 zoning district, administrative site plan approval is required from MPC staff for new development. During this review, staff can address issues such as lighting, landscaping, traffic circulation, building setbacks and other development concerns.

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. The development will be accessed from Millertown Pike, which has a traffic signal for the Walmart development and has sufficient pavement width and capacity to support additional commercial development.
3. The applicant is working with TDEC, the Army Corps of Engineers and various other agencies to obtain approval to relocate Loves Creek on the subject property and has held several public meetings in the area. When the exact location of the relocated floodway is determined, the C-6/F-1 zoning designation will be placed on that portion of the site. The applicant will be expected to work with the City of Knoxville Greenways Coordinator to locate a greenway trail segment along the creek on this site.
4. The proposed C-6 and C-6/F-1 zones are compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Northeast County Sector Plan and the City of Knoxville One Year Plan propose commercial uses for this parcel, consistent with this proposal.
2. This proposal may lead to future requests for commercial zoning north of Loves Creek Rd., consistent with the sector plan and One Year Plan designations.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park) and C-6 (General Commercial Park) / F-1 (Floodway)

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: