CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:12-R-06-RZApplication Filed:11/13/2006Applicant:W & L PROPERTIESOwner:K

PROPERTY INFORMATION

General Location:	Northwest side Shasta Dr., southeast of Cedar Lane		
Other Parcel Info.:			
Tax ID Number:	68 L D 022	Jurisdiction:	City
Size of Tract:	0.34 acres		
Accessibility:	Access is via Shasta Dr. a local street with 20' of pavement within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use:	Retail development	Density:	
Sector Plan:	North City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is part of a block that has been converting from residential to nonresidential uses over the last 20 years under C-1 and C-3 zones.		

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

Street:

309 Shasta Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	O-1 (Office, Medical, and Related Services)
Former Zoning:	
Requested Zoning:	C-1 (Neighborhood Commercial) and C-3 (General Commercial)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	Property was zoned O-1 in the 1990's

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.:

	MP	C ACTION AND DIS	POSITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE C-3 and C-1 zoning to the same depth as the adjoining property to the northeast.		
Staff Recomm. (Full):	C-3 and C-1 zoning as requested will allow this site to be combined and developed with the adjoining property with retail commercial uses. The One Year Plan proposes Mixed Use (O/GC) for this site and the sector plan proposes office uses.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The C-3 and C-1 proposals are consistent with the surrounding land uses and zoning patterns and the same zoning pattern as the adjoining property to the northeast which will be combined and developed with this site. 2. Both C-3 and C-1 are consistent with the GC plan designation for the site. C-1 zoning adjacent to Shasta Dr will ensure less intensive use of that part of the site and be more compatible with the adjacent residential properties to the southeast. 3. The site is located between commercial businesses zoned C-3 and O-1 and residential uses zoned R-2. C-1 permitted uses are compatible with the adjoining uses, but would be less intense than permitted under the C-3 zoning. 4. The southeast side of Cedar Ln., northeast of Central Avenue Pike and southwest of the railroad has been the subject of several planning and zoning studies through the years trying to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the south of Shasta Dr. The block between Cedar Ln and Shasta Dr., that includes this site, has been shown and zoned for office and commercial uses as the I-75/Cedar Ln interchange has evolved. This proposal continues this trend. THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. The C-3 and C-1 zoning are compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS Approval of the C-3 and C1 zoning are consistent with the City of Knoxville One Year Plan. The North City Sector Plan proposes commercial uses for this site, consistent with the requested zones. The is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County 		
MPC Action:	Approved		MPC Meeting Date: 12/14/2006
Details of MPC action:			
Summary of MPC action:	C-1 (Neighborhod	d Commercial) and C-3 (Ge	neral Commercial)
Date of MPC Approval:	12/14/2006	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to pul	blication?: 🔲 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council Date of Legislative Action: 1/16/2007

Date of Legislative Action, Second Reading: 2/13/2007

Ordinance Number:	Other Ordinance Number References:		
Disposition of Case: Approved	Disposition of Case, Second Reading: Approved		
If "Other": Postponed 1/30/07	If "Other":		
Amendments:	Amendments:		
Date of Legislative Appeal:	Effective Date of Ordinance:		