

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: 2-D-09-RZ **Related File Number:**
Application Filed: 12/29/2008 **Date of Revision:**
Applicant: SHASHI PATEL

PROPERTY INFORMATION

General Location: West side Park Village Rd., north side Executive Park Dr.
Other Parcel Info.:
Tax ID Number: 119 J C 001 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Executive Park Dr., and Park Village Rd., major and minor collector streets respectively.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Motel **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a retail/office commercial area that has developed under PC, C-6, CA and C-3 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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:

Ken Pruitt

Staff Recomm. (Abbr.):

Recommend that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning is consistent with the One Year Plan and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY GENERALLY:

- 1. C-3 zoning is appropriate for this mixed use area which contains retail and service businesses and offices. C-3 zoning of this site will have little to no impact on any surrounding commercial and office uses in the area.
- 2. Development of this remnant corner lot under the C-6 zone will require variances to the front yard parking and landscaping setback to develop. The C-3 zone permits fewer uses than C-6 zoning, but will allow development of the site with a motel in the same manner as surrounding development and without the need for variances.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

- 1. C-3 zoning is consistent with the existing C-3 zoning located to the north of the subject property.
- 2. Uses allowed under C-3 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have minimal impact on street traffic and no impact on schools.
- 3. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville One Year Plan proposes GC (General Commercial) uses for the site. The One Year Plan lists C-3 as an acceptable zone within the GC designation.
- 2. The Northwest County Sector Plan proposes commercial uses for the site.

MPC Action:

Approved

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

2/12/2009

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:

3/10/2009

Date of Legislative Action, Second Reading: 3/24/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: