

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-11-RZ **Related File Number:**
Application Filed: 12/23/2010 **Date of Revision:**
Applicant: HUMANE SOCIETY OF THE TENNESSEE VALLEY

PROPERTY INFORMATION

General Location: North side Kingston Pike, west of Westfield Rd.
Other Parcel Info.:
Tax ID Number: 120 D D 015 **Jurisdiction:** City
Size of Tract: 1.25 acres
Accessibility: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Animal shelter, veterinary care, etc **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-SD (MU-WC-2)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties fronting on Kingston Pike in this area are developed with retail businesses and offices under C-3, C-4 and C-6 zoning.

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

Street: 6717 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from the south
History of Zoning: None noted for this site, but a few other sites in the area have been rezoned to C-4 over time to allow outdoor displays

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is an extension of zoning from the south and is consistent with both the One Year Plan and sector plan proposals for the site. C-4 uses would be compatible with the surrounding land uses and zoning pattern.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 zoning is in place on several properties in the immediate area including two properties to the south across Kingston Pike. One of these is the current location of the Humane Society of the Tennessee Valley's facilities to the southwest, on the southeast corner of Lockett Rd. and Kingston Pike. The applicant is looking to relocate these facilities to the subject property.
3. The site is located along Kingston Pike, a major arterial street, within a strip of commercial development and zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development. Several nearby businesses, have outdoor display of merchandise or equipment.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan designates this site as MU-SD (MU-WC2), a special mixed use district which allows consideration of C-4 zoning.
2. The West City Sector Plan also designates this site as MU-SD (MU-WC2), a special mixed use district which allows consideration of C-4 zoning.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-4 zoning on surrounding properties that are currently zoned C-3 or C-6. These would need to be considered on a case-by-case basis based on their own merits.

Action: Approved

Meeting Date: 2/10/2011

Details of Action:

Summary of Action: C-4 (Highway and Arterial Commercial)

Date of Approval: 2/10/2011

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: 3/8/2011

Date of Legislative Action, Second Reading: 3/22/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: