

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: 3-D-15-RZ **Related File Number:**
Application Filed: 1/27/2015 **Date of Revision:**
Applicant: SCHAAD PROPERTIES

PROPERTY INFORMATION

General Location: North side Kingston Pike, west of Downtown West Blvd.
Other Parcel Info.:
Tax ID Number: 120 I A 4.06,4.07,4.17,4.20 &4.21 **Jurisdiction:** City
Size of Tract: 5.3 acres
Accessibility: Access is via Kingston Pike, a major arterial street with 5 lanes, including center turn lane, within 85-95' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, restaurant, businesses
Surrounding Land Use:
Proposed Use: Any use permitted in the C-4 zone **Density:**
Sector Plan: West City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within an area of commercial development along Kingston Pike, zoned C-3, C-4 and C-6.

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)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from the east and west
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: Michael Brusseau

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

Staff Recomm. (Full): This request is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of C-4 zoning from the east and west. The plans propose general commercial uses for the site, which allows consideration of C-4 zoning.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-4 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. All abutting properties are zoned either C-3, C-4 or C-6 for commercial uses. Commercial uses have long been established along Kingston Pike. This particular site is situated between Kingston Pike and I-40/75 and is the former location for a motel, which has now been demolished.
2. The proposal is an extension of C-4 zoning from the east and west.
3. The proposal is consistent with the One Year and sector plan proposals.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. C-4 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. This site, situated between Kingston Pike and I-40/75 is appropriate for highway and arterial commercial uses. C-4 is an extension of zoning from the east and west. C-4 uses would have a minimal impact on surrounding properties.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the West City Sector Plan and the Knoxville One Year Plan propose general commercial uses for this property, consistent with the proposed C-4 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Denied (Withdrawn)

Meeting Date: 5/14/2015

Details of Action:

Summary of Action: Withdraw at request of applicant

Date of Approval:

Date of Denial:

Postponements: 3/12/15, 4/9/15

Date of Withdrawal: 5/14/2015

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/9/2015

Date of Legislative Action, Second Reading: 6/23/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: