

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: 3-E-17-RZ **Related File Number:** 4-A-17-PA
Application Filed: 1/18/2017 **Date of Revision:**
Applicant: BOB HUTCHISON

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, southeast of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 014 & 027 **Jurisdiction:** City
Size of Tract: 1.3 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD (NC-14)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, under various zoning districts, including C-6, O-1, R-2, C-3, R-1 and R-1A.

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

Street: 4416 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-6 from the northwest
History of Zoning: None noted for this site

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-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the northwest and is compatible with the scale and intensity of surrounding development and zoning pattern. The recommended amendments to the One Year Plan and sector plan both support commercial uses at this location.

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-6 is a logical extension of zoning from the northwest.
2. C-6 uses are compatible with the surrounding land use and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning, and has access to a minor arterial street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

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. The recommended C-6 zoning is compatible with the surrounding land uses and zoning pattern.
2. C-6 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing minor arterial street is adequate to handle any additional traffic generated by allowing commercial uses on the site.

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. With the recommended amendment to the City of Knoxville One Year Plan to general commercial on the accompanying application (4-A-17-PA), C-6 zoning would be consistent with the plan.
2. With the recommended amendment to the North City Sector Plan to general commercial on the accompanying application (4-C-17-SP), C-6 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

4. This recommended C-6 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 4/13/2017

Details of Action:

Summary of Action: C-6 (General Commercial Park)

Date of Approval: 4/13/2017 **Date of Denial:** **Postponements:** 3/9/2017

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/9/2017

Date of Legislative Action, Second Reading: 4/25/2017

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: