CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-16-PA Related File Number: 4-E-16-RZ

Application Filed: 2/10/2016 Date of Revision:

Applicant: FENTON NISSAN



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of Tillery Rd.

Other Parcel Info.:

Tax ID Number: 80 D B 013 Jurisdiction: City

Size of Tract: 1.2 acres

Accessibility: Access to the adjacent business is from Clinton Hwy., a 4-lane, median divided, major arterial street

within 150' of right-of-way. Access could also be gained from Tillery Rd., a minor collector street with

19' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Automobile parking Density:

Sector Plan: Northwest City Sector Plan Designation: GC

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Properties along this section Clinton Hwy. are developed with commercial uses under C-3 and C-4

zoning. To the south, behind the commercial uses, are low to medium density residential uses, under

R-1 and R-1A zoning.

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

Street: 4515 Clinton Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC plan designation and C-4 zoning from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

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 GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): General commercial use of this site is an extension from the north and would be compatible with the

surrounding land uses and zoning pattern.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The plan currently proposes low density residential uses at this location, consistent with the R-1 zoning. The applicant intends to expand the auto dealership operations to the south onto this property, which they own. The proposed amendment is consistent with nearby areas designated GC. The Northwest City Sector Plan already proposes commercial uses for this site (see attached sector plan map).

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made along these sections of Clinton Hwy. or Tillery Rd. However, the roads are sufficient and the utilities are in place to serve this site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The plan has designated this site for LDR uses for quite some time, consistent with the R-1 zoning of the site. However, the sector plan proposes commercial uses all the way back to Tillery Rd. Approval of this request will bring the two plans into consistency with each other.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The recently updated Northwest City Sector Plan proposes GC uses on the subject property all the way back to Tillery Rd. If this plan amendment is approved, then the two land use plans will be consistent.

Action: Denied Meeting Date: 4/14/2016

Details of Action: DENY GC (General Commercial) One Year Plan designation.

Summary of Action: DENY GC (General Commercial) One Year Plan designation.

Date of Approval: Date of Denial: 4/14/2016 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 4/21/2016

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/24/2016 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

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If "Other":	If "Otho	er

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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