

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

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:** 4-E-16-RZ                      **Related File Number:** 4-C-16-PA  
**Application Filed:** 2/10/2016              **Date of Revision:**  
**Applicant:** FENTON NISSAN

**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:**

**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:**

**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**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 C-4 (Highway & Arterial Commercial) zoning, subject to 4 conditions.

**Staff Recomm. (Full):**  
1. A minimum 15 foot wide vegetated strip must be maintained along the rear (south) property line, on the north side of Tillery Rd, as well as the east and west property lines, where adjacent to R-1 zoning. Within this vegetated strip, a Type "A" landscape screen (see attached) must be installed. Existing vegetation may be used as part of the screening, but the screening must be made continuous along the three property lines. The approximate distance along property lines where the landscape screen is required will be 655 feet.  
2. No vehicular access may be taken from Tillery Rd.  
3. No exterior loudspeakers shall be used in conjunction with the C-4 business.  
4. A photometric lighting plan for the area to be rezoned must be submitted for review as part of the permitting process. This plan should clearly indicate that there will be no spillover of light onto adjacent residential properties.

With the above conditions, the impact of the extension of C-4 zoning will be minimized. The proposal is consistent with the current sector plan and the recommended amendment to the One Year Plan.

**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. With the recommended conditions, 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 most of the properties to the north. This proposal is a logical extension of that pattern.
3. The proposal is consistent with both the sector plan and recommended One Year Plan proposals for the site.

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, and with the recommended condition, 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. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Clinton Hwy. is a major arterial street capable of handling the additional traffic that may be generated under C-4 zoning.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent 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. The Northwest City Sector Plan proposes general commercial uses for the site, consistent with the requested C-4 zoning.
2. With the recommended amendment of the Knoxville One Year Plan to GC on the associated request (4-C-16-PA), C-4 zoning is consistent with that plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Denied **Meeting Date:** 4/14/2016

**Details of Action:** DENY C-4 (Highway & Arterial Commercial) zoning.

**Summary of Action:** DENY C-4 (Highway & Arterial Commercial) zoning.

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

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

### **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:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**