

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: 4-G-06-RZ **Related File Number:**
Application Filed: 3/3/2006 **Date of Revision:**
Applicant: WAYNE BROCK
Owner:

PROPERTY INFORMATION

General Location: Southwest side Clinton Hwy., northwest of Stanley Rd.
Other Parcel Info.:
Tax ID Number: 55 046 **Jurisdiction:** County
Size of Tract: 2.34 acres
Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center turning lane within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Office warehouse development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with some commercial and residential uses fronting on Clinton Hwy., zoned CA and RB. A mobile home park development is located to the south and east of the subject property.

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

Street: 8001 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of CA from the north and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the north and east, is compatible with surrounding land uses and is consistent with the sector plan. The property is located along Clinton Hwy., a 4 lane major arterial street with commercial development along most of its frontage.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA zoning is compatible with other properties in the immediate area that are also zoned CA for commercial use.
3. CA is a logical extension of commercial zoning from the north and east.
4. The property fronts on Clinton Hwy., a 4 lane major arterial street that has been developed as a commercial corridor.

THE EFFECTS OF THE PROPOSAL

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes mixed uses for the site, consistent with the requested CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for commercial zoning on other properties in the area which front on Clinton Hwy.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 4/13/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/22/2006

Date of Legislative Action, Second Reading:

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: