

**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

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

**File Number:** 4-G-14-RZ                      **Related File Number:** 4-C-14-PA  
**Application Filed:** 2/18/2014              **Date of Revision:**  
**Applicant:** SIGNAL MOUNTAIN GROUP, LLC

**PROPERTY INFORMATION**

**General Location:** Southeast end Fennel Rd., southeast of Elyria Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 I A 02701    **OTHER:** PORTION ZONED RP-1 ONLY              **Jurisdiction:** City  
**Size of Tract:** 3.4 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Warehouses    **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** MDR & HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 4500 Fennel Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** RP-1 (Planned Residential) at up to 16 du/ac  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** Property was rezoned from C-6 to RP-1 in 2010 (1-C-10-RZ)  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR (Medium 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: Buz Johnson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (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. The proposed zoning change will be compatible with the scale and intensity of similar commercial uses in the area.
2. The change represents a logical extension of C-6 zoning from two directions. As noted in the associated staff report for the sector plan amendment, the property was previously zoned and partially developed under C-6.

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

1. The C-6 zone, as described in the zoning ordinance, is for the orderly clustering and development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated. Another purpose of the C-6 zone is to encourage the orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, and loading and landscaping. As such the rezoning of the property to C-6 is appropriate.

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

1. The proposal will have no impact on schools. Any impact on area traffic volumes or patterns can be addressed through the C-6 site plan review process.
2. The C-6 zoning, with established development plan review standards, including requirements for landscaping, will reduce the property's impact on abutting and nearby development.

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 One Year Plan shows the adjacent tract to the northeast designated for GC (General Commercial) and zoned C-6. The property to the southwest is also designated GC and zoned C-6. These proposals represent a logical extension of the same plan designation and zoning.
2. The property is located within the Urban Growth Area (City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

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

Date of Approval: 4/10/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

**Date of Legislative Action:** 5/13/2014

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/27/2014

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**