

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-16-RZ **Related File Number:**
Application Filed: 2/19/2016 **Date of Revision:**
Applicant: AMERICAN LEGION POST 2 (REFERRED BACK TO MPC BY CITY COUNCIL)

PROPERTY INFORMATION

General Location: Southeast side S. Ruggles Ferry Pike, south of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 72 A A 032 **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via S. Ruggles Ferry Pike, a local street with 20' of pavement width within 50' of right-of-way. The site is also in close proximity to Asheville Hwy., a major arterial street with 4 lanes and a center median.

GENERAL LAND USE INFORMATION

Existing Land Use: American Legion Post 2
Surrounding Land Use:
Proposed Use: Any use permitted by C-4 zoning **Density:**
Sector Plan: East County **Sector Plan Designation:** MU-SD (Eco-6)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Properties fronting along this section of Asheville Hwy. are zoned and developed with commercial uses under CA, CB, C-3 and C-4 zoning. To the south, on properties without Asheville Hwy. frontage, is mostly residential development, zoned A and RB.

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

Street: 6520 S Ruggles Ferry Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

3. 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.

4. With the wide range of commercial uses allowed under C-4, including businesses that could cause negative impacts to adjacent residential uses, this site is not appropriate for the requested C-4 zoning.

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 O-1 zoning is compatible with the surrounding land uses and zoning pattern. The requested C-3 zoning allows some uses that would not be compatible with adjacent residential uses.
2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing office uses on the site, and the site's location is appropriate for transitional office uses between commercial and residential uses.

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. Both the East County Sector Plan and the City of Knoxville One Year Plan designate this site as part of a mixed use special district MU-SD (ECO-6). This district permits consideration of either C-3 or O-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 7/14/2016

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services) zoning.

Date of Approval: 7/14/2016 **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: 8/16/2016

Date of Legislative Action, Second Reading: 8/30/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved C-4 Highway & Arterial Commercial subject to MPC's 3 conditions in July staff report & 4th of no outdoor storage or display of merchandise.

Approved C-4 Highway & Arterial Commercial subject to MPC's 3 conditions in July staff report & 4th of no outdoor storage or display of merchandise.

Date of Legislative Appeal:

Effective Date of Ordinance: