CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-H-18-RZ Related File Number:

Application Filed: 2/23/2018 Date of Revision:

Applicant: KEN GILREATH



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

PROPERTY INFORMATION

General Location: Southeast side E. Gov. John Sevier Hwy., northeast side Daytona Ln.

Other Parcel Info.:

Tax ID Number: 124 212 Jurisdiction: County

Size of Tract: 7.2 acres

Accessibility: Access is via E' Governor John Sevier Hwy., a major arterial street with 37' of pavement width within

130' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Community pool

Surrounding Land Use:

Proposed Use: Commercial development Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: This area is developed primarily with commercial uses along E. Gov. John Sevier Hwy., under CA and

CB zoning, with residential uses to the rear, zoned A, RB and PR.

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

Street: 608 E Governor John Sevier Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CB (Business & Manufacturing)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 County Commission APPROVE PC (Planned Commercial) zoning.

Staff Recomm. (Full): Commercial use of the subject property, if limited to PC zoning, as requested, is appropriate for this

site. The site is has access to a major arterial street and is surrounded by other commercially developed land. PC zoning will give MPC the opportunity to review a development plan and address

issues such as access and buffering to adjacent residential uses.

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. This site is located in close proximity to other commercial development along E. Gov. John Sevier Hwy. Commercial zoning for the subject property is an extension of that zoning and development to the north and west.
- 2. The site is accessed from E. Governor John Sevier Hwy., a major arterial street, with sufficient capacity to support commercial development.
- 3. PC zoning will require the review and approval of a development plan by MPC as part of a public hearing process. This will give staff the opportunity to address issues such as access, buffering, landscaping and other development concerns. It will also provide the opportunity for public comment.

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

- 1. Based on the property's location adjacent to other commercially zoned properties, the proposed rezoning is clearly compatible with the surrounding development and zoning pattern.
- 2. The recommended PC zoning will allow the property to be developed with commercial uses, while giving the opportunity for MPC and public review of a specific site plan prior to development. The applicant will need to pursue use on review approval of a plan by MPC before proceeding with 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. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
- 2. Establishment of PC zoning at this location would have little to no adverse impact on surrounding properties.
- 3. The site has access to E. Governor John Sevier Hwy., a major arterial street with sufficient capacity to handle additional traffic that would be generated by commercial use of this site. Under PC zoning, MPC and Knox County Engineering Staff would have the opportunity to review the access to the site with the objective of minimizing traffic conflicts and maximizing safety. A traffic impact study may be required to be submitted with the use on review plan, if deemed necessary by MPC and Engineering staff.
- 4. This proposed rezoning 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 South County Sector Plan designates this site within a MU-SD (Mixed Use Special District) (Sco-2), which allows consideration of commercial zoning, as long as limited to a planned zoning district. PC is a planned zoning district that will require MPC review and approval of development plans prior to any development of the site.

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2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. The recommended PC zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 4/12/2018

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PC (Planned Commercial) zoning.

Date of Approval: 4/12/2018 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: 5/29/2018 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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