

# 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-M-03-RZ                      **Related File Number:** 4-C-03-PA  
**Application Filed:** 3/7/2003                      **Date of Revision:**  
**Applicant:** DON BREWER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Yankee St., northwest of Asheville Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 71 P A 22, 27                      **Jurisdiction:** City  
**Size of Tract:** 0.24 acre  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Retail                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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.): DENY C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning for this site would be an intrusion into the neighborhood to the north and would allow residential uses to be facing commercial uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The commercial designation and C-3 zoning would allow the intrusion of commercial development into a residential neighborhood.
2. If commercial uses are located on this site, then the established residence on parcel 21 would be facing commercial uses, which is inconsistent with the general plan policy of not placing incompatible uses facing each other.
3. C-3 zoning would allow a commercial building front, parking lot, signs and access drives to be placed directly across Yankee St. from the front of a residence.
4. Allowing this extension of commercial to the north may set a precedent for allowing commercial to extend deeper into the neighborhood in other locations along Asheville Hwy. An appropriate stopping point has been established.

THE EFFECTS OF THE PROPOSAL

- 1. The proposal will have a negative impact on nearby residential properties in the neighborhood to the north to the rear of the site.
2. Public water and sewer utilities are available to serve the site.
3. The proposal will have no impact on schools.
4. Asheville Hwy. has sufficient capacity to handle commercial development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed changes are inconsistent with the East City Sector Plan proposal for this site, which designates this site for low density residential development.
2. Staff anticipates that this request could lead to future non-residential zoning requests on other residential properties deeper into the neighborhood from Asheville Hwy.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action: APPROVE C-3 (General Commercial) zoning for parcel 22 only.

Summary of MPC action: APPROVE C-3 (General Commercial) for Parcel 22 only

Date of MPC Approval: 4/10/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 5/13/2003 Date of Legislative Action, Second Reading: 5/27/2003

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**