

# 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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Knoxville, Tennessee 37902  
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**File Number:** 4-M-07-RZ  
**Application Filed:** 3/13/2007  
**Applicant:** JAMES M. LEE

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northwest side Kermit Dr., northeast of Clinton Hwy., southeast of Merchant Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 N D 014, 015 **Jurisdiction:** City  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Kermit Dr., a two lane, local street, with 18'-20' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 4,500 sq. ft. Professional office building **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is surrounded by commercial and apartment development that is zoned C-3 and SC-1

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

**Street:** 815 Kermit Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** SC-1 (Neighborhood Shopping Center)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** Property was zoned SC-1 in the 1960's, but not developed with commercial uses.  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned SC-1 in the 1960's., but was never developed with a commercial use.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full):

C-3 zoning is compatible with surrounding commercial uses and zoning and will allow an appropriate development of this small site not associated with the adjoining shopping center. The sector plan and One Year plan support commercial use of this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-3 zoning proposal is compatible with the scale and intensity of the surrounding land uses and commercial zoning pattern.
2. Commercial development is located to the southwest, south and northeast of the subject property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. Clinton Highway and Merchant Dr. have adequate capacity to handle the additional traffic which may be generated by commercial development of this property.
3. The proposal is compatible with surrounding development and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with this proposal.
2. The Northwest City Sector Plan proposes commercial uses for the site.
3. This request continues a retail commercial development trend for this area of Clinton Hwy. and Merchant Dr.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

4/12/2007

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:

5/8/2007

Date of Legislative Action, Second Reading: 5/22/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Waived 17-day waiting period

Date of Legislative Appeal:

Effective Date of Ordinance: