

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-SS-03-RZ **Related File Number:**
Application Filed: 3/21/2003 **Date of Revision:**
Applicant: DREW HARDIN
Owner:

PROPERTY INFORMATION

General Location: West side Alcoa Hwy., south of Ginn Dr
Other Parcel Info.:
Tax ID Number: 135 H B 8.02 **Jurisdiction:** City
Size of Tract: 0.8 acres
Accessibility: Access is via Alcoa Hwy., a four lane, median divided expressway with a 100' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Retail sales with some outside display. **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the Commercial development that has occurred along this section of Alcoa Hwy. within CA, C-3 and C-4 zones.

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

Street: 3119 Alcoa Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: Property was zoned C-3 in 1992 following annexation into the City of Knoxville.
Extension of Zone: No
History of Zoning: Property was zoned C-3 when annexed into the City of Knoxville several years ago.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): C-4 zoning is consistent with the established commercial development and zoning pattern found in the area. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The commercial building is vacant and surrounded by C-3 and CA zoned property, which is developed with retail uses.
2. C-4 zoning would allow outside display of merchandise on the property as proposed by the applicant.
3. The proposed use and other permitted uses in the C-4 zone are compatible with the scale and intensity of surrounding commercial uses and C-3 and CA zoning.

THE EFFECTS OF THE PROPOSAL
1. KUB and Knox Chapman Utility District have water and sewer service available to this site.
2. This rezoning to C-4 will not result in any more demands on schools or streets than would result under the current C-3 zoning.
3. The zoning change will not have a significant impact on the adjacent properties, which are zoned for commercial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The South County Sector Plan proposes commercial use for the site.
2. C-4 zoning will allow the site to have outside display of merchandise and continued use in a manner consistent with other nearby commercial development.

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

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

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: