

# 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-W-03-RZ                      **Related File Number:**  
**Application Filed:** 3/10/2003              **Date of Revision:**  
**Applicant:** ROBERT F. AND MARY P. SLACK  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Breda Dr., west of The Hague  
**Other Parcel Info.:**  
**Tax ID Number:** 69 O A PART OF 26 OTHER: PORTIONS ZONED C-6 AN    **Jurisdiction:** City  
**Size of Tract:** 2.85 acres  
**Accessibility:** Access is via Breda Dr., a local street with 18' of pavement width within 235' of I-640 right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in C-3    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses under commercial and agricultural zoning.

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

**Street:** 1500 Breda Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural) and C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-3 zoning which is already located on the majority of the site.  
**History of Zoning:** None noted

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

Staff Recomm. (Full): The majority of the site is already zoned C-3. C-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is appropriate between Sharp's Ridge and I-640.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. More than half (3.2 acres) of the 6 acre site is already zoned C-3.  
2. Approval of the request will allow the entire site to be developed under one zoning district.  
3. The property is buffered by Sharp's Ridge to the south and I-640 to the north, so it is appropriate for commercial uses.  
4. C-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. The requested zoning change will have no impact on schools, and the street is adequate to handle the additional traffic.  
3. The property's location is suitable for commercial uses, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The City of Knoxville One Year Plan proposes general commercial uses for the site.  
2. The Central City Sector Plan proposes office uses for the site. However, the majority of this property and the property to the east are already zoned commercial, so C-3 is a logical extension of commercial zoning.  
3. Staff does not anticipate any future requests for commercial zoning further west on Breda Drive. The One Year Plan's commercial designation ends at this site.

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

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General 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:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

