

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: 5-E-07-RZ **Related File Number:**
Application Filed: 4/11/2007 **Date of Revision:**
Applicant: TURLEY BROTHERS

PROPERTY INFORMATION

General Location: Northwest side Shasta Dr., northeast of Central Avenue
Other Parcel Info.:
Tax ID Number: 68 L D 028(PART) **Jurisdiction:** City
Size of Tract: 0.34 acres
Accessibility: Access is via Shasta Dr., a two lane, local street with 19 ft of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: General retail **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a block of mixed use office, commercial and residential uses that has evolved over the last twenty years along this section of Cedar Lane within C-3, C-1 and O-1 zoning.

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

Street: 203 Shasta Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned O-1 in the 1980's

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-1 (Neighborhood Commercial) zoning for the north part of the site as requested

Staff Recomm. (Full):

C-1 zoning is consistent with surrounding zoning and development. The sector plan and One Year plan propose office and/or commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-1 and O-1 proposals are both consistent with the surrounding land use and zoning patterns and the zoning pattern on the adjoining property to the southwest. This proposed zoning pattern will allow redevelopment of the block to occur with retail uses fronting along Cedar Ln., while protecting the Shasta Dr. street frontage from extensive retail uses and unrestricted access to this local street.
2. Both C-1 and O-1 are consistent with the One Year Plan designation for the site. O-1 zoning adjacent to Shasta Dr will ensure less intensive use of that part of the site, restrictive vehicular access to Shasta Dr., and generally be more compatible with the residential properties still found along Shasta Dr.
3. The site is located between commercial and office uses zoned C-3, C-1 and O-1 and residential uses zoned R-2. C-1 permitted uses are compatible with the adjoining uses, but would be less intense than uses permitted under the C-3 zoning.
4. The southeast side of Cedar Ln., northeast of Central Avenue Pike and southwest of the railroad, has been the subject of several planning and zoning studies through the years trying to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the southeast of Shasta Dr. The block between Cedar Ln. and Shasta Dr., that includes this site, has been shown and zoned for office and commercial uses as the I-75/Cedar Ln. interchange has evolved. This proposal continues this trend.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The C-1 and O-1 zonings would have a minimal impact on streets and no impact on schools.
3. The C-1 and O-1 zonings are compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the C-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes office uses for this site, although the adjoining property to the southwest is zoned in the same manner as requested by the applicant.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-1 zoning closer to Shasta Dr. on nearby properties.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

C-1 (Neighborhood Commercial)

Date of MPC Approval:

5/10/2007

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:

6/5/2007

Date of Legislative Action, Second Reading: 6/19/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: