

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-R-06-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2006              **Date of Revision:**  
**Applicant:** DEREK MISER / CHEROKEE RIDGE, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Schaad Rd., northwest side Stekoia Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 M A 005,006                      **Jurisdiction:** City  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access is via Schaad Rd., a 5 lane median divided, minor arterial street and Stekoia Ln., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Auto service  
**Surrounding Land Use:**  
**Proposed Use:** Used auto sales                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is part of the commercial development around the Clinton Hwy/Schaad Rd. intersection that has developed under C-3, C-4, PC-1, PC and C-6 zones.

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

**Street:** 102 Stekoia Ln.  
**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 2000  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned CA in 1998 and C-3 following annexation in 2001

### 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 other commercial zoning and development noted in the area. The sector plan proposes commercial use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-4 zone is consistent and compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
2. There are C-3, C-4, PC-1, PC and C-6 zones located in the surrounding area where various types of commercial businesses have developed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located on a five- lane, major arterial street with a signal controlled access that will reduce street impacts.
3. The effect on adjacent properties will be minimal since the property is already zoned commercial and commercial businesses are located throughout this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes commercial uses for the subject property.
2. Additional requests for C-4 zoning in this area may occur, but are not expected, as the surrounding parcels are developed with C-4 and C-3 business uses.
3. The site is within the Urban Growth (Inside City) Area of the Growth policy Plan

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

5/11/2006

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:

6/6/2006

Date of Legislative Action, Second Reading: 6/20/2006

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: