6, R-1A and R-2 zoning.

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:	
Requested Zoning:	C-6 (General Commercial Park)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of C-6 zoning from the northwest
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

CASE SUMMARY

APPLICATION TYPE: REZONING

South side Middlebrook Pike, east of Liberty St.

File Number: 6-C-15-RZ **Related File Number:** 4/27/2015 **Application Filed:** Date of Revision: **Applicant:** STEVEN E. AND GEORGE ANNE CLABOUGH

Other Parcel Info.:						
Tax ID Number:	94 I F 001		Jurisdiction:	City		
Size of Tract:	0.3 acres					
Accessibility:	Access is via Middleb right-of-way.	rook Pike, a major arterial stree	et with 4 lanes and a cente	er median within 120' of		
GENERAL LAND USE INFORMATION						
Existing Land Use:	Office space					
Surrounding Land Use:						
Proposed Use:	Real estate office		Dens	ity:		
Sector Plan:	Central City	Sector Plan Designation:	BP-1			
Growth Policy Plan:	Urban Growth Area (Inside City Limits)					
Neighborhood Context:	This area is developed with a mix of industrial, residential and commercial uses under I-2, I-3, I-4, C-6,					

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

3202 Middlebrook Pike

Ne



PROPERTY INFORMATION

General Location:



8 6 5 • 2 1 5 • 2 5 0 0

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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:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.
Staff Recomm. (Full):	The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from the northwest. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits for any new construction.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. C-6 zoning is consistent with both the sector plan and One Year Plan designations for the property. 2. C-6 uses will be compatible with the surrounding land uses and zoning pattern. 3. C-6 zoning is appropriate for this site, which is adjacent to other commercial and industrial uses and zoning, and has access to a major arterial street.
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits. THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT: C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. The impact on the street system

	 MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The Central City Sector Plan proposes BP-1 (Business Park Type 1) for this site, consistent with the proposed C-6 zoning. 2. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed C-6 zoning district. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. 4. This proposal does not present any apparent conflicts with any other adopted plans. 							
Action:	Approved			Meeting Date:	6/11/2015			
Details of Action:								
Summary of Action:	C-6 (General Commercial Park)							
Date of Approval:	6/11/2015	Date of Denial:		Postponements:				
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:							
LEGISLATIVE ACTION AND DISPOSITION								
Legislative Body:	Knoxville City Counc	cil						
Date of Legislative Action:	7/7/2015	D	Date of Legislative Action	on, Second Reading:	7/21/2015			
Ordinance Number:		C	Other Ordinance Numbe	er References:				
Disposition of Case:	Approved	D	Disposition of Case, Sec	cond Reading:	Approved			
If "Other":		lf	"Other":					

Amendments:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal: