

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: 6-D-08-RZ **Related File Number:**
Application Filed: 4/29/2008 **Date of Revision:**
Applicant: COVENTRY CREEK, LLC

PROPERTY INFORMATION

General Location: Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd.
Other Parcel Info.:
Tax ID Number: 49 085, 085.01 **Jurisdiction:** City
Size of Tract: 2.08 acres
Accessibility: Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Retail and restaurants **Density:**
Sector Plan: North City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is presently developed with primarily residential uses, but is transitioning to commercial uses around the intersection of Murphy Rd. and Washington Pike. Current zoning includes SC SC-1, CA, C-4, CN, OB, RA, R-1, A, PR and RP-1.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Property was rezoned A-1 upon annexation into City (11-N-07-RZ).
Extension of Zone: Not an extension of C-3, but it is an extension of commercial zoning from the south and east.
History of Zoning: A sector plan amendment to C and rezoning to CA was approved in December 2007 (12-T-07-RZ/12-H-07-SP).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is an extension of commercial zoning from the northeast and is an expansion of the commercial node at the intersection of Murphy Rd. and Washington Pike. The sector plan and One Year Plan both propose commercial uses for this site.

Comments: A sector plan amendment to commercial and a rezoning to CA (12-T-07-RZ/12-H-07-SP) were approved for this site by both MPC and County Commission about six months ago. At the time, the zoning map, which was not up-to-date, reflected that the site was zoned A in the County and the applications were reviewed and approved as if in the County. It has now been realized that this site was actually annexed into the City of Knoxville prior to those applications being filed and was rezoned the previous month to the City's A-1 zoning designation (11-N-07-RZ). Therefore, the approved rezoning to CA was actually not valid, because CA zoning is not available in the City, but, the accompanying sector plan amendment to commercial is valid. In addition, the 2008 One Year Plan Update included an amendment, which changed the One Year Plan designation for this site to GC (General Commercial). The applicant is proposing C-3 zoning in the City, which is comparable to the CA zoning that was previously requested, recommended for approval by staff and approved with no known opposition.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. C-3 zoning is appropriate on this site as an expansion of the commercial node to the east.
- 2. C-3 zoning is compatible with the surrounding zoning pattern.
- 3. Commercial zoning is an extension from the southeast and northeast.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Improvements to McCampbell Dr., as well as to its intersection with Washington Pike, may be necessary, which may include widening and realignment. The applicant will be expected to work with the appropriate engineering department in making any necessary improvements.
- 3. The proposal is compatible with surrounding zoning and is an extension of the commercial uses proposed by the current sector plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
- 2. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with the proposal.
- 3. This request may generate future requests for commercial plan designations and zoning in the area.

MPC Action: Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action: C-3 (General Commercial)

Date of MPC Approval: 6/12/2008

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: 7/15/2008

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 7/29/2008

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: