

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-F-05-RZ **Related File Number:**
Application Filed: 5/9/2005 **Date of Revision:**
Applicant: GREGORY T. SMITH
Owner:

PROPERTY INFORMATION

General Location: Southeast side Papermill Dr., northeast of Hollywood Rd.
Other Parcel Info.:
Tax ID Number: 107 C F 015 **Jurisdiction:** City
Size of Tract: 0.86 acre
Accessibility: Access is via Papermill Dr., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Outdoor storage for boats, recreational vehicles, etc. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with retail, office, and wholesale businesses that have developed under I-2, C - 6, C-3, C-1 and O-1 zones

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

Street: 4310 Papermill 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-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned O-1 in 1980's.

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 compatible with surrounding commercial and industrial uses and zoning. The One Year Plan proposes GC (General Commercial) and LI (Light Industrial) uses for the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed outdoor storage use, as well as other uses permitted under C-4 zoning, will be compatible with the scale and intensity of the surrounding business uses and commercial and industrial zoning pattern.
2. The property is located along Papermill Dr., which is a major collector street, making it suitable for C-4 zoning.
3. There is C-3, C-4 and I-2 zoning located to the southwest along Papermill Dr., where various types of commercial businesses are located.

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 near an intersection controlled with a traffic signal, which will minimize the impact on streets.
3. The effect on adjacent properties will be minimal. Commercial businesses are already located on both sides of Papermill Dr. in this area.
4. The C-4 zoning requires that outdoor merchandise display be set back a minimum of half the required building setback.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The City of Knoxville One Year Plan proposes general commercial uses for the subject property.
2. The Northwest City Sector Plan proposes commercial uses for the subject property.
3. Staff does not anticipate additional future requests for C-4 zoning in this area, as the surrounding parcels are developed with businesses operating under their current zoning requirements.

MPC Action: Approved MPC Meeting Date: 6/9/2005

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 6/9/2005 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: 7/5/2005 Date of Legislative Action, Second Reading: 8/2/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": Postponed on 7/19/2005 If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: