

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: 6-J-07-RZ **Related File Number:**
Application Filed: 5/4/2007 **Date of Revision:**
Applicant: BARRY COWART

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of Schaad Rd.
Other Parcel Info.:
Tax ID Number: 67 277 OTHER: PORTION ZONED A **Jurisdiction:** County
Size of Tract: 1.3 acres
Accessibility: Access is via Clinton Hwy., a median divided five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping center **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is surrounded by commercial development that has occurred under CA and C-4 zones.

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

Street: 6645 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but almost all of the surrounding property has been rezoned commercial over the last 20 years.

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 CA (General Business) zoning

Staff Recomm. (Full):

CA zoning of all of this property is consistent with surrounding zoning and development. The sector plan proposes Commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CA zoning is an extension of the commercial zoning already in place on part of the site and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
2. CA zoning will allow commercial development of the property that is in character with other recent development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The CA zoning will allow the proposed retail use on the property.
3. The CA zoning would permit a continuation of the recent commercial zoning trend in this area of Clinton Hwy., which has capacity to accommodate it.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. CA zoning is consistent with the Commercial designation of this site shown on the North County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval:

6/14/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: