

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: 7-A-08-RZ
Application Filed: 5/8/2008
Applicant: KELLY NICHOLS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Washington Pike, southwest of Mill Rd.
Other Parcel Info.:
Tax ID Number: 59 014 **Jurisdiction:** City
Size of Tract: 28500 square feet
Accessibility: Access is via Washington Pike, a minor arterial street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Neighborhood commercial **Density:**
Sector Plan: North City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with primarily residential uses under R-1, R-2, RA and RB zoning. There is some commercial and industrial zoning to the south and east of the site.

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

Street: 5650 Washington Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests: Adjacent 2 parcels (1-P-08-RZ/1-F-08-PA).
Extension of Zone: Yes, extension of C-1 from the south and east
History of Zoning: Adjacent parcels to south and east were rezoned C-1 in early 2008 (1-P-08-RZ).

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-1 (Neighborhood Commercial) zoning.

Staff Recomm. (Full): Approval of C-1 for this parcel is an extension of recently approved C-1 zoning from the south and east and is consistent with the One Year Plan proposal for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located at the signalized intersection of Washington Pike, a major arterial street, and Mill Rd., a major collector street, making it a suitable location for the establishment of a small commercial node.
2. This proposal squares off the C-1 zoned node on the southwest corner of Mill Rd. and Washington Pike, creating a more suitable development site.
3. C-1 zoning gives the applicant commercial use of the property at an appropriate location, but minimizes the impact on adjacent residential properties.

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available in the area to serve the site.
2. The request will not have any impact on the school system. The impact to the street system will depend on the type of development proposed.
3. The C-1 zone allows neighborhood compatible commercial uses of the site. This will help to minimize the impact on adjacent residential properties.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The approved 2008 One Year Plan update proposes mixed uses, limited to neighborhood commercial, office and light industrial uses for this site, consistent with this proposal.
2. The sector plan proposes light industrial uses for the site, consistent with the established zoning pattern to the south and east.
3. Approval of this request could lead to future commercial or office requests in the area, especially on adjacent properties located to the south and east of the area zoned C-1, consistent with the One Year Plan proposal.

MPC Action: Approved

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action: C-1 (Neighborhood Commercial)

Date of MPC Approval: 7/10/2008

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: 8/12/2008

Date of Legislative Action, Second Reading: 8/26/2008

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: