

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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-17-RZ **Related File Number:** 7-A-17-PA
Application Filed: 4/20/2017 **Date of Revision:**
Applicant: SYCAMORE SIGN SERVICE

PROPERTY INFORMATION

General Location: Northeast side Riverside Dr., southeast of Holston Hills Rd.
Other Parcel Info.:
Tax ID Number: 96 01004 **Jurisdiction:** City
Size of Tract: 1.88 acres
Accessibility: Access is via Riverside Dr., a local street with a 22' pavement width within a 40'-50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Surface parking for adjacent business **Density:**
Sector Plan: East City **Sector Plan Designation:** CI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located at the southeast end of Riverside Dr., and has developed with a mix of residential, agricultural and commercial uses under RB, R-2, A, A-1 and CB zoning.

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

Street: 3307 Riverside Dr
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: None noted
Extension of Zone: No, but there is a similar CB zoning district located on the north and east side of the property.
History of Zoning: Property rezoned to A-1 (General Agricultural) on April 16, 1991.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic Institutional)
Requested Plan Category: GC (General Commercial)

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-3 (General Commercial) zoning.

Staff Recomm. (Full):

The requested zoning is consistent with surrounding development and zoning in the area. With the recommended approval of the corresponding plan amendments, the proposed zoning is consistent with the sector plan and One Year Plan proposals for the area.

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.The subject property has been zoned A-1 (General Agricultural) for a significant amount of time and was recently purchased by the applicant from the University of Tennessee. When Riverside Dr. was realigned, this remnant piece of property has cut off from the rest of the University of Tennessee property but has retained the A-1.

The current owner would like to expand the use of their business onto this site but this requires commercial zoning. The business is located in the County and has CB zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The legislative purpose, intent and application of the C-3 (General Commercial) district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands.

Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

2. C-3 zoning on this site is consistent with the intent and purpose of the C-3 zone district because the business is locating on vacant lands.

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:

1.There are railroad tracks between the subject property and the residential uses to the north. Because of size and shape of the property, it does not have much potential for intense development and should not have an adverse effect on nearby properties or other parts of the County.

2.Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1.If the One Year Plan is amended to GC (General Commercial) as recommended, C-3 zoning is consistent with the plan.

2.If the East City Sector Plan is amended to GC (General Commercial) as recommended, C-3 zoning is consistent with the plan.

3.The site is located within the Urban Growth Boundary (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 7/13/2017

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: 8/15/2017

Date of Legislative Action, Second Reading: 8/29/2017

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: