

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-E-03-RZ **Related File Number:**
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: STACY DIXON
Owner:

PROPERTY INFORMATION

General Location: Northeast side Pleasant Ridge Rd., southeast side Wilson Rd.
Other Parcel Info.:
Tax ID Number: 80 M B 2 **Jurisdiction:** City
Size of Tract: 0.57 acre
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with 3 lanes and 34' of pavement width within a 60' right of way, or via Wilson Rd., a major collector street with 3 lanes and 34' of pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Condemned service station and billboard
Surrounding Land Use:
Proposed Use: Car wash **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR and LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the edge of an industrial area, zoned I-3 and I-1. A commercial business is located to the north, zoned C-1. Residential uses are located to the west across Wilson Rd. and to the north of the business and industrial area and are zoned R-1 and RP-1.

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

Street: 3810 Pleasant Ridge Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is appropriate at this intersection of an arterial and collector street and allows less obnoxious uses than the current I-3 zoning allows.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The site is located at the intersection of an arterial and a collector street, typically well suited for commercial development. There is a convenience store located to the north of the site.
2. The administrative site plan review by MPC staff required in the C-6 zone will help to minimize the impact to residential properties to the west across Pleasant Ridge Rd.
3. The C-6 zone does not allow many of the more objectionable land uses that are permitted under the current I-3 zoning. The C-6 zone is more compatible with the residential development to the west than the I-3 zone.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact to the streets would be minimal. The site is located at the intersection of an arterial and a collector street, which is controlled by a traffic signal.
3. The request would have no impact on schools.
4. The impact of commercial development on residential development to the west will be addressed during the administrative site plan review by MPC staff. The request is compatible with other surrounding land uses and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes light industrial uses for the site. C-6 is a zone permitted within the light industrial designation.
2. The Central City Sector Plan proposes light industrial and medium density residential uses for the site.
3. The request could lead to future commercial requests on some surrounding I-3 or I-1 zoned properties to the south and east.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 8/5/2003

Date of Legislative Action, Second Reading: 8/19/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: