# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 7-F-02-RZ Related File Number:

**Application Filed:** 6/10/2002 **Date of Revision:** 

Applicant: STEVE A. BOLES, TRUSTEE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

General Location: Southwest side Merchant Center Blvd., northwest of Merchant Dr.

Other Parcel Info.:

Tax ID Number: 68 K C 2.10 (PORTION ZONED 0-3) Jurisdiction: City

Size of Tract: 1.39 acres

Accessibility: Access is via Merchant Center Blvd., a local street consisting of 2 lanes (16' of pavement width each)

and a center median within 70' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant, wooded land

**Surrounding Land Use:** 

Proposed Use: Parking for adjacent business Density:

Sector Plan: Northwest City Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The properties along Merchant Center Blvd. have been developed with motels, restaurants, a fitness

club and an office development under C-3 and O-3 zoning. The Interstate 75 right of way is located to

the east and single family residential development (zoned R-1) to the west.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

**Previous Requests:** Property was zoned O-3 in 1970's.

**Extension of Zone:** Yes, extension of C-3 from the southeast.

History of Zoning: MPC denied C-3 zoning in 1994 (3-K-94-RZ) and denied O-1 zoning in 1996 (5-F-96-RZ) for the subject

property.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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-3 (General Commercial) zoning, subject to the following condition.

1. The use of the property shall be limited to uses associated with a health and fitness facility, offices

and/or parking.

**Staff Recomm. (Full):** Attaching the condition to the C-3 zoning will allow the applicant's specified proposed use of the

property without allowing other more intense commercial uses permitted by C-3 zoning. This will minimize the impacts to the adjacent residential properties. The City of Knoxville One Year Plan

proposes general commercial use for the property.

**Comments:** The Northwest City Sector Plan proposes office use for this property. Although the requested zoning is

not consistent with this designation, the C-3 zoning with the attached condition will only permit

development that is compatible with the surrounding land uses and zoning pattern.

The subject property is located adjacent to the Court South facility on Merchant Center Blvd. and is currently undeveloped and wooded. The applicant is proposing to construct additional parking for Court South on the site and eventually expand the facility to this property. The applicant's attorney has submitted a letter (attached) discussing the intent for development and addressing some background issues related to this request. Fifty feet of the property along the southwest property line is currently zoned R-1 and serves as a buffer between established residential uses and the non-residential development proposed. This established zoning buffer, along with the recommended condition, will

minimize the impact on adjacent residential properties.

MPC Action: Approved MPC Meeting Date: 7/11/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE C-3 (General Commercial) subject to the condition: The use of the property shall be limited

to uses associated with a health and fitness facility, offices and/or parking.

Date of MPC Approval: 7/11/2002 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: 8/6/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved w/condition Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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