

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-I-18-RZ                      **Related File Number:**  
**Application Filed:** 5/29/2018              **Date of Revision:**  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

## PROPERTY INFORMATION

**General Location:** North side Kingston Pike, east side Walker Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 I A 013                      **Jurisdiction:** City  
**Size of Tract:** 1.3 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes with a center turn lane and 70' of pavement width within 100' of right-of-way, or Walker Springs Rd., a minor arterial street with 4 lanes and 52' of pavement width within 115-160' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Shoney's restaurant  
**Surrounding Land Use:**  
**Proposed Use:** Car wash                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** GC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with commercial uses under C-3, C-4 and PC-1 zoning.

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

**Street:** 8529 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-3 zoning from the south and east  
**History of Zoning:** None noted

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 is a logical extension of zoning from the south and east and is consistent with the adopted land use plans 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. C-3 is a logical extension of zoning from the south east.
2. C-3 zoning is consistent with the general commercial plan designation of the West City Sector Plan and the Knoxville One Year Plan.
3. C-3 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning.
4. C-3 is a less intense commercial zoning than the current C-4 zoning of the property.

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

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the 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. Based on the above general intent, this site is appropriate for C-3 development.

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. The recommended C-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. C-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The property is located along Kingston Pike, in an area that is heavily developed with a mix of commercial uses.

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. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with the requested C-3 zoning.
2. The West City Sector Plan proposes general commercial uses for the site, consistent with the requested C-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended C-3 zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 7/12/2018

Details of Action:

**Summary of Action:** RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.  
**Date of Approval:** 7/12/2018      **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:** 8/14/2018      **Date of Legislative Action, Second Reading:**  
**Ordinance Number:**      **Other Ordinance Number References:**  
**Disposition of Case:** Withdrawn      **Disposition of Case, Second Reading:**  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**