

# 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-K-08-RZ  
**Application Filed:** 6/2/2008  
**Applicant:** SHAN WILCOX

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northeast side Western Ave., northwest of John May Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 M A 035 **Jurisdiction:** City  
**Size of Tract:** 1.2 acres  
**Accessibility:** Access is via Western Ave., a major arterial street with a 22' pavement width within an 88' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Undeveloped land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** O & SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in an area with a mix of residential, office and commercial uses.

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

**Street:** 5917 Western Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, property directly to the west is zoned C-3, and property to the east is zoned C-6.  
**History of Zoning:** The subject property was rezoned to O-1 in 1997 (5-L-97-RZ). A request for C-3 zoning was denied in 1995 (10-J-95-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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

This property is located on the north side of Western Ave., near the intersection of John May Dr. and Western Ave. C-3 zoning is compatible with the adjoining C-6 zoning to the east and the recently approved C-3 zoning to the west. MPC approved C-3 zoning on the parcel to the east in January of 2008 (1-F-08-RZ/1-D-08-PA). The One Year Plan proposes GC (General Commercial) uses for this property. This request will not substantially change the character of this area and will continue a commercial transition that has been occurring along this section of Western Ave. for several years.

Comments:

### NEED AND JUSTIFICATION

1. The proposal is compatible with the scale and intensity of surrounding land uses and zoning pattern.
2. There is C-3 & C-6 zoning located to the east and west of the site along Western Ave. A self-storage facility adjoins the property to the east and City Council recently rezoned the adjoining property to the west C-3 in January (1-F-08-RZ/1-D-08-PA).
3. The property is located along Western Ave., which is a major arterial street, making it suitable for C-3 zoning.

### EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools, and the impact of Western Ave., a major arterial street, will be minimal.
3. The impact on adjacent properties will be minimal. Commercial uses are already established along this section of Western Ave.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for the subject property.
2. The Northwest City Sector Plan proposes office uses for the subject property.
3. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan. The Urban Growth Area recognizes a development pattern that is compact and enhances the local economy.

MPC Action:

Approved

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action:

C-3 (General 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:**