

CASE SUMMARY

APPLICATION TYPE: REZONING



Suite 403 • City County Building
400 Main Street
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www.knoxmpc.org

File Number: 7-Q-06-RZ **Related File Number:** 7-F-06-PA
Application Filed: 6/9/2006 **Date of Revision:**
Applicant: STRAW PLAINS PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Strawberry Plains Pike, northeast side Bell Ln
Other Parcel Info.:
Tax ID Number: 84 043 **Jurisdiction:** City
Size of Tract: 27.91 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Shopping Center & Truck Terminal **Density:**
Sector Plan: East County **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: I-3 (General Industrial) & C-3 (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE I-3 (General Industrial) (rear portion - see site map)
DENY C-3 (General Business) (front portion - see site map)

Staff Recomm. (Full): The applicant is requesting to rezone the subject property to C-3 and I-3. The property is currently zoned C-6 (General Commercial Park). The request for C-3 (General Business) is being requested for the section of property along Strawberry Plains Pike which is approximately 300' in depth. The applicant is proposing to construct a shopping center on this portion of the property. Since the existing zoning designation, C-6, would permit a shopping center, staff is recommending denial of this rezoning request. The C-6 zone would also allow MPC staff an opportunity to review development plans to address issues related to the development's design and access to Strawberry Plains Pike.

The I-3 zoning is being requested for the rear portion of the property to accommodate a truck terminal facility. The subject property is adjacent to commercial and industrial property. The property to the south of the subject property is zoned PR (Planned Residential), but remains undeveloped. Staff believes that I-3 and C-6 are appropriate uses at this location near the Strawberry Plains Pike and Interstate 40 interchange. Access will be limited to Strawberry Plains Pike, and the applicant will be required to contact TDOT in order to receive an entrance permit onto Strawberry Plains Pike.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal for I-3 is compatible with the scale and intensity of the surrounding land uses and zoning pattern that have been established at this major intersection. The proposal for C-3 is not necessary since the subject property is currently zoned C-6 and would allow the proposed shopping center.
2. I-3 and C-6 zoning are compatible with other properties in the immediate area that are zoned C-3, C-6, I-3 and CA for commercial and light industrial uses.
3. I-3 is a logical extensions of the commercial zoning to the north and east and the industrial zoning to the north.

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.
3. With regards to access to the subject property, the applicant will be required to contact TDOT in order to address potential issues regarding the entrance onto Strawberry Plains Pike.
4. The recommended I-3 and C-6 zoning are compatible with surrounding development and will have a minimal impact on adjacent properties. The C-6 zone would also provide MPC staff an opportunity to review development plans, which could address access to Strawberry Plains Pike and the design of the proposed commercial development. Other properties near the interchange have developed successfully under the C-6 site plan review requirements.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the East County Sector Plan to commercial and light industrial for this site, C-3 and I-3 zoning would be compatible with the sector plan.
2. This site is located within the Urban Growth Area on the Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests in the immediate area, as this property and others located around this intersection develop.

MPC Action: Approved as Modified

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: I-3 (General Industrial) on rear portion only

Date of MPC Approval: 7/13/2006

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: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

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: