

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: 8-A-08-RZ **Related File Number:**
Application Filed: 6/17/2008 **Date of Revision:**
Applicant: LANE PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side Cedar Ln., southwest of Fennel Rd.
Other Parcel Info.:
Tax ID Number: 68 L D 014 **Jurisdiction:** City
Size of Tract: 13700 square feet
Accessibility: Access is via Cedar Lane, a three to five lane, minor arterial street within 85' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Any use permitted in the C-3 zone **Density:**
Sector Plan: North City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of residences, offices and retail businesses that have developed under O-1, C-1 and C-3 zones

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

Street: 204 Cedar Ln
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
History of Zoning: None noted for this site, but other property in the area has been rezoned to C-3 and C-1 in recent years

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 is an extension of zoning from the northeast, is consistent with the One Year Plan and sector plan designations, and is compatible with surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the surrounding development and zoning pattern and an extension of zoning from the adjoining property to the northeast.
2. C-3 zoning is consistent with the commercial One Year and sector plan designations for the site.
3. The site is adjacent to a commercial business, zoned C-3 and across from a grocery store, zoned C-6. C-3 permitted uses are compatible with adjoining development.
4. The southeast side of Cedar Ln., northeast of Central Avenue Pike and southwest of the railroad has been the subject of several planning and zoning studies through the years, attempting to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the south of Shasta Dr. The block between Cedar Ln and Shasta Dr., that includes this site, has been shown and zoned for office and commercial uses as the I-75/Cedar Ln. interchange has evolved. This proposal continues this trend.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. C-3 zoning would have a minimal impact on streets and no impact on schools.
3. C-3 zoning is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with this proposal.
2. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of this request may lead to future requests for C-3 zoning on nearby properties, consistent with the commercial uses proposed by the One Year Plan and sector plan.

MPC Action:

Approved

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

8/14/2008

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:

9/9/2008

Date of Legislative Action, Second Reading: 9/23/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: