CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-A-11-RZ Related File Number:

Application Filed: 6/16/2011 **Date of Revision:**

Applicant: CHRIS YOUSIF



Suite 403 • City County Building 4 0 0 Main Street 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: North side Clinton Hwy., east of Cherrybrook Dr.

Other Parcel Info.:

Tax ID Number: 68 I B PARTS OF 14 & 15 ZONED A Jurisdiction: County

Size of Tract: 7400 square feet

Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center turning lane within 110' of

right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Expansion of commercial uses from south Density:

Sector Plan: Northwest City Sector Plan Designation: Slope Protection Area

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

Neighborhood Context: Properties fronting along this stretch of Clinton Hwy. are developed with a mix of commercial uses

under CA or C-4 zoning.

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

Street: 6416 Clinton Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Yes, extension of CA zoning from the south

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): RECOMMEND that County Commission APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning at this location is an extension of zoning from the south and is compatible with surrounding

land uses and zoning.

Comments: REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

- 1. This section of Clinton Hwy. is zoned either CA or C-4 to a depth of about 200 feet. The proposal is to extend the CA zone about 35 feet deeper for these two parcels to match the parcel lines. This extension is into a vacant portion of Agriculturally zoned property that is owned by the applicant.
- 2. The site is accessed from Clinton Hwy., a four-lane, major arterial street with sufficient capacity to support CA development.
- 3. The surrounding sites fronting on Clinton Hwy. are already zoned for and developed with commercial uses.
- 4. The sector plan proposes a slope protection overlay with a commercial base for the proposed rezoning area. However, it appears that the subject area has already been cleared and filled for future development.
- 5. About 400 feet to the east, parcel 8 has a depth of about 300 feet. This entire parcel is designated for commercial development on the sector plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
- 2. Based on the above description and intent, this property is appropriate to be rezoned to CA.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
- 2. Establishment of CA zoning at this location would have little adverse impact on surrounding properties.
- 3. Approval of this request will allow the existing auto sales business to be extended to the north, as proposed by the applicant.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes commercial uses with a slope protection overlay for the site, which is consistent with the proposed CA zoning. The area designated for slope protection has already been cleared and filled for future development.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request is unlikely to lead to future rezoning requests for CA zoning in the immediate area, as most of the surrounding properties fronting on Clinton Hwy. are entirely zoned CA currently.

Action: Approved Meeting Date: 8/11/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE CA (General Business)

Date of Approval: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2011 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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