

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-S-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: BEARDEN LAND COMPANY
Owner:

PROPERTY INFORMATION

General Location: Southwest side Clinton Hwy., southeast side W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 67 009 OTHER: PORTIONS ZONED SC **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility: Access is via Clinton Hwy., a five lane, median divided major arterial street, and W. Emory Rd., a two lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Fruit stand and vacant land
Surrounding Land Use:
Proposed Use: Retail shopping center and self service storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a commercial area that exists along Clinton Hwy. within CA, CB and SC zones.

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

Street: 7565 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center) & SC (Shopping Center) / F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) & CA (General Business) / F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned SC in 1999 (3-E-99-RZ)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning and CA/F (General Business)/(Floodway)

Staff Recomm. (Full): This will extend CA zoning to include the entire site and permit the western part of the property to be considered for mini-storage facilities. The sector plan proposes commercial use and stream protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the adjoining General Commercial designation and area's CA, CB and SC zoning pattern.
2. CA zoning of the entire site would be appropriate given its location between established retail commercial uses located along this section of Clinton Hwy, a major arterial street.
3. CA zoning will permit use on review consideration of a mini-storage use of the western part of this property and requires such a use to be screened from the adjacent residential uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The CA zoning is consistent with the Sector Plan and surrounding CA, CB and SC zoning of adjacent property.
2. The Northwest County Sector Plan proposes commercial use on the site.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future CA rezoning requests for surrounding commercial property in the area.

MPC Action: Approved MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) and CA/F (General Business)/(Floodway)

Date of MPC Approval: 8/11/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2005 Date of Legislative Action, Second Reading: 11/21/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: postponed Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": If "Other":

Amendments: Amendments:

Withdrawn

Date of Legislative Appeal: Effective Date of Ordinance:

