

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: 9-B-17-RZ **Related File Number:**
Application Filed: 7/14/2017 **Date of Revision:**
Applicant: T & Y PROPERTIES DBA LANCE CUNNINGHAM FORD

PROPERTY INFORMATION

General Location: Northeast side Hero Rd., northeast of Rickard Dr.
Other Parcel Info.:
Tax ID Number: 81 A A 002 **Jurisdiction:** City
Size of Tract: 2.39 acres
Accessibility: Access is via Hero Rd., a local street with 18' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Car storage lot
Surrounding Land Use:
Proposed Use: Car/truck sales **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located just southwest of two large auto dealerships that front on Clinton Hwy., zoned C-4. To the west, along Rickard Dr, are residential and office uses, zoned R-1 and O-1.

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

Street: 4116 Hero Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from the east
History of Zoning: None noted

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.): RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is consistent with both the sector and One Year plan proposals for the property.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 is a logical extension of zoning from the west.
3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed.
2. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Northwest City Sector Plan and the Knoxville One Year Plan designate this property for GC (General Commercial) uses, consistent with the proposed C-4 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 9/14/2017

Details of Action:

Summary of Action: C-4 (Highway and Arterial Commercial)

Date of Approval: 9/14/2017

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: 10/10/2017

Date of Legislative Action, Second Reading: 10/24/2017

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: