

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-C-04-RZ **Related File Number:** 9-B-04-SP
Application Filed: 8/6/2004 **Date of Revision:**
Applicant: KEY WEST INVESTMENTS
Owner:

PROPERTY INFORMATION

General Location: Southwest side Choto Rd., southeast side S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 162 M C 019 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Convenience store **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1615 Choto Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No
History of Zoning: Property was denied Commercial designation and CA zoning in 2001. (12-A-01-SP/12-D-01-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CN (Neighborhood Commercial) zoning. (Applicant requested CA zoning.)

Staff Recomm. (Full): CN is the only commercial zoning district which is appropriate for this property, considering its close proximity to low density residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Under the regulations of the CN zone, commercial use of this property is compatible with surrounding development.
2. The CN zone requires greater building setbacks from residential uses and has more buffering and landscaping requirements than the requested CA zone. Development of the property under the requirements of the CN zoning will minimize the impact of the commercial use on surrounding residential uses.
3. Commercial uses are generally acceptable at the intersection of major streets. Choto Rd. is a collector street and S. Northshore Dr. is an arterial street.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve this site.
- 2. The proposal will have no impact on schools and a minimal impact on streets. Access to the site should be limited to Choto Rd. only. Knox County's access control policies recommend that when a commercial business is located on a corner lot, the curbcut should be located on the street of lower classification, which is Choto Rd. The policies also recommend locating the curbcut no closer than 150 feet from the intersection of the two streets. The subject property only has approximately 100 feet of frontage on S. Northshore Dr.
- 3. The development requirements of the CN zone will minimize the impact to adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to the Southwest County Sector Plan from low density residential to commercial, limited to CN zoning, the zoning request is consistent with the sector plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for commercial and CN zoning on the southeast side of S. Northshore Dr. in the future. Future requests, however, should be limited to maintain small scale neighborhood commercial uses in this area.

MPC Action: Denied

MPC Meeting Date: 9/9/2004

Details of MPC action: DENY CA (General Business) zoning.

Summary of MPC action: DENY CA (General Business)

Date of MPC Approval: Date of Denial: 9/9/2004

Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: