

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-K-01-RZ **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: SAGEBRUSH OF TENNESSEE, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Cedar Lane, northeast of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 68 L D 5 & 6 **Jurisdiction:** City
Size of Tract: 1.97 acres
Accessibility: Access is via Cedar Lane a five lane, minor arterial street with a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Restaurant
Surrounding Land Use:
Proposed Use: New restaurant **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the commercial node that has developed within commercial and office zones around the I-75 interchange with Merchant Dr./Cedar Lane/ Central Avenue Pike .

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) & O-1 (Office, Medical & Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial) & C-1(Neighborhood Commercial)
Previous Requests: Property was zoned C-1 and O-1 in 1980's.
Extension of Zone: Yes
History of Zoning: Property was zoned C-1 and O-1 in the late 1970's. In 1982 a restaurant was approved for the C-1 zoned part of the site with parking in the more restrictive O-1 zone along Shasta Dr Access was limited to Cedar Lane. (2-E-82-UR)

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: kp

Staff Recomm. (Abbr.): APPROVE C-1 (Neighborhood Commercial) to within 50' of Shasta Dr. Applicant requests C-3 (General Commercial) and C-1 (Neighborhood Commercial) zoning.

Staff Recomm. (Full): C-1 zoning as recommended is consistent with adjoining commercial uses and zoning pattern that include restaurants on either side of the property. C-1 zoning requires use on review approval by MPC for a new restaurant where the protection of the Shasta Dr. residences can be addressed. The sector plan proposes commercial and office use, reflecting the current zoning of the property, while the One Year Plan proposes general commercial and restricted commercial or office uses for the O-1 zoned portion of the site.

Comments: This zoning is required to redevelop the site with a new restaurant that is anticipated to extend deeper into the lot than the present structure. O-1 zoning does not permit restaurants, but would allow parking for such a use. C-1 zoning permits restaurants as a use on review, Although the C-3 and C-1 zones requested permit the proposed use, allow parking on the adjoining leased parcel, and permit the lot coverage needed for the structure, approval of C-1 and O-1 as recommended by staff would ensure more appropriate development of the site next to residential uses.

MPC Action: Approved as Modified MPC Meeting Date: 9/13/2001

Details of MPC action: Approve C-1 expansion as recommended by staff.

Summary of MPC action: APPROVE C-1 (Neighborhood Commercial) to within 50' of Shasta Dr.

Date of MPC Approval: 9/13/2001 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 10/16/2001 Date of Legislative Action, Second Reading: 10/30/2001

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: