



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 9-L-07-RZ

**AGENDA ITEM #:** 78

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** JOE NEUBERT

OWNER(S): MONDAY WILLIAM EUGENE III %MARY K RICE

TAX ID NUMBER: 68 N E 004 & 013

JURISDICTION: City Council District 5

▶ **LOCATION:** Southwest and northeast sides Clinton Plaza Dr., southeast side Kermit Dr., northeast of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 7.2 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kermit Dr., and Clinton Plaza Dr., both local streets with 24' pavements within 50' rights-of-way

UTILITIES: Water Source: KUB  
Sewer Source: KUB

WATERSHED: Second Creek

▶ **PRESENT ZONING:** SC-1 (Neighborhood Shopping Center)

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Vacant building

▶ **PROPOSED USE:** Auto body repair business

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned SC-1 in 1960's for shopping center development.

SURROUNDING LAND USE AND ZONING: North: Vacant land / C-3 and SC-1 Commercial

South: Shopping center / SC-2 Commercial

East: Offices and residences / O-1 and R-1A Residential

West: Businesses / SC-1 and C-3 Commercial

NEIGHBORHOOD CONTEXT: This developed site is part of a large mixed use commercial area that has developed under SC-1, SC-2, C-3 and C-4 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-6 (General Commercial Park) zoning. The applicant requested C-4 (Highway and Arterial Commercial)**

C-6 zoning will allow the applicant to put the proposed use in the existing building, but require MPC staff approval of any redevelopment plans prior to construction. This staff review is needed to ensure that the visual appearance and traffic circulation relationship of this site to the adjoining shopping center is maintained through this transition of use.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The staff recommended C-6 zoning is compatible with the scale and intensity of the surrounding land uses and SC-1 and SC-2 commercial zoning pattern.

2. The C-6 zoning required site plan review by staff will ensure the commercial redevelopment of this site is compatible with the established commercial center located to the southeast, south and southwest of the subject property.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The C-6 or C-4 rezoning will have no impact on schools. Clinton Highway and Merchant Dr. have adequate capacity to handle the additional traffic which may be generated by commercial redevelopment of this property.
3. The C-6 or C-4 zones are compatible with the surrounding commercial zoning pattern, but the C-6 zone provides the best opportunity to ensure the redevelopment will have minimal impact on adjacent properties.

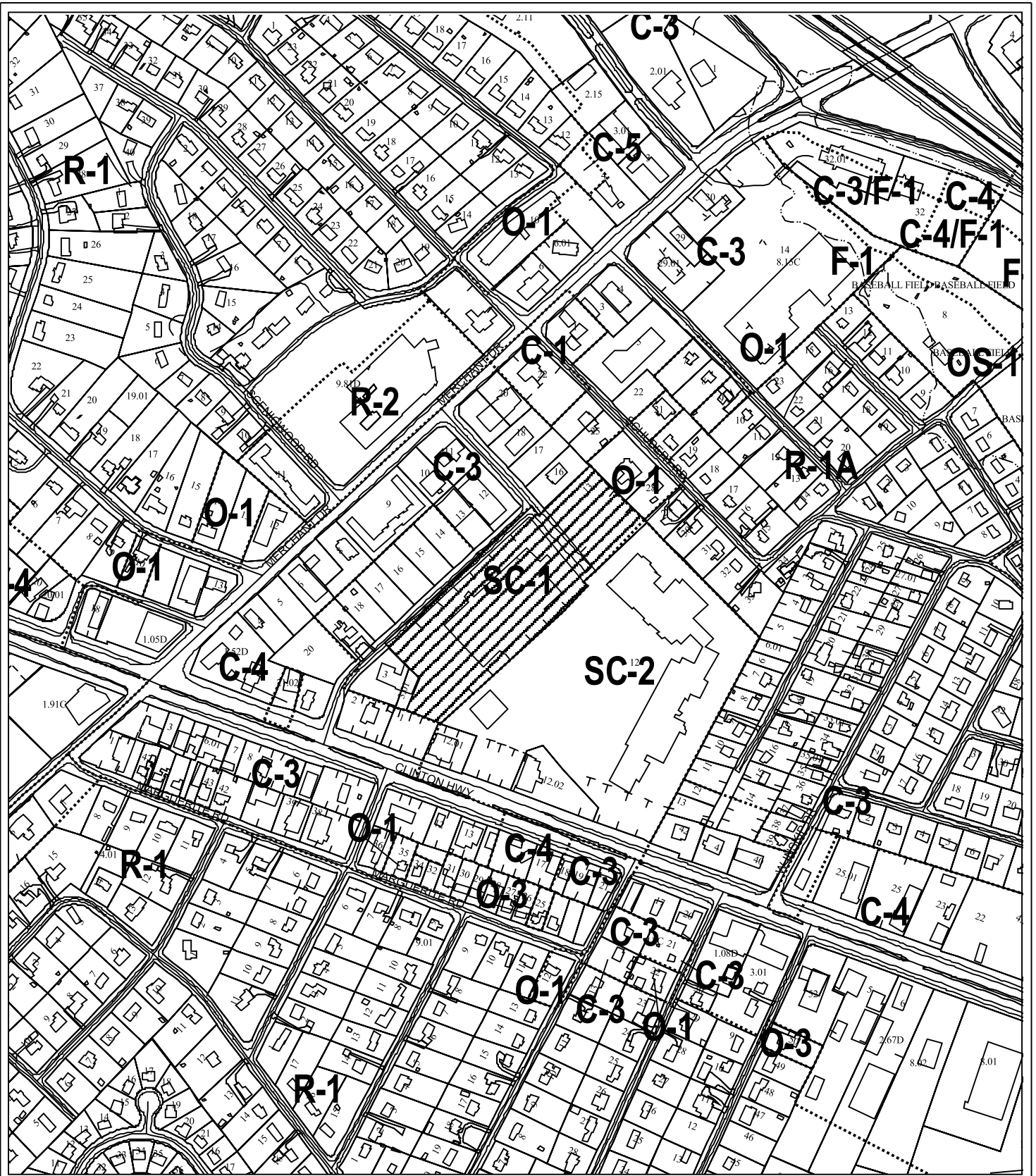
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with this proposal.
2. The Northwest City Sector Plan proposes commercial uses for the site.
3. This request continues a retail commercial development trend for this area of Clinton Hwy. and Merchant Dr.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2007 and 10/23/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




9-L-07-RZ  
REZONING

Petitioner: Joe Neubert

Map No: 68

Jurisdiction: City

 From: SC-1 (Neighborhood Shopping Center)  
To: C-4 (Highway and Arterial Commercial)

Original Print Date: 08/24/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

