

▶ **FILE #:** 11-B-10-RZ

**AGENDA ITEM #** 25

**AGENDA DATE:** 11/10/2010

▶ **APPLICANT:** B. JOE CLAYTON

OWNER(S): CLAYTON B JOE

TAX ID NUMBER: 132 00101

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Parkside Dr., northeast of Sherlake Ln.

▶ **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Parkside Dr., a minor arterial street with 23' of pavement width within 60-75' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

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

▶ **EXISTING LAND USE:** Sale of used automobiles

▶ **PROPOSED USE:** Sale of used automobiles

EXTENSION OF ZONE: Yes, extension of C-4 zoning from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: I-40-75 ROW / C-3 (General Commercial)

South: Parkside Dr. - Warehouse business / CB (Business & Manufacturing)

East: Phoenix Conversions truck and van accessories / CB (Business & Manufacturing)

West: Clayton Volvo auto dealership / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This section of Parkside Dr. is developed with various commercial uses, including several auto dealers, warehouses and other businesses. City zones include C-3, C-4, C-6 and PC-2. County zones include CA and CB

**STAFF RECOMMENDATION:**

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

C-4 is an extension of zoning from the west and is consistent with both the One Year Plan and sector plan proposals for the site. C-4 uses would be compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-4 zoning is in place on several properties in the immediate area including the adjacent property to the

west.

3. The site is located in between I-40/75 right-of-way and Parkside Dr. within a strip of commercial development and zoning.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE 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. Several nearby businesses, including Clayton Volvo to the west, have outdoor display of merchandise or equipment.

**THE EFFECTS OF THE PROPOSAL:**

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

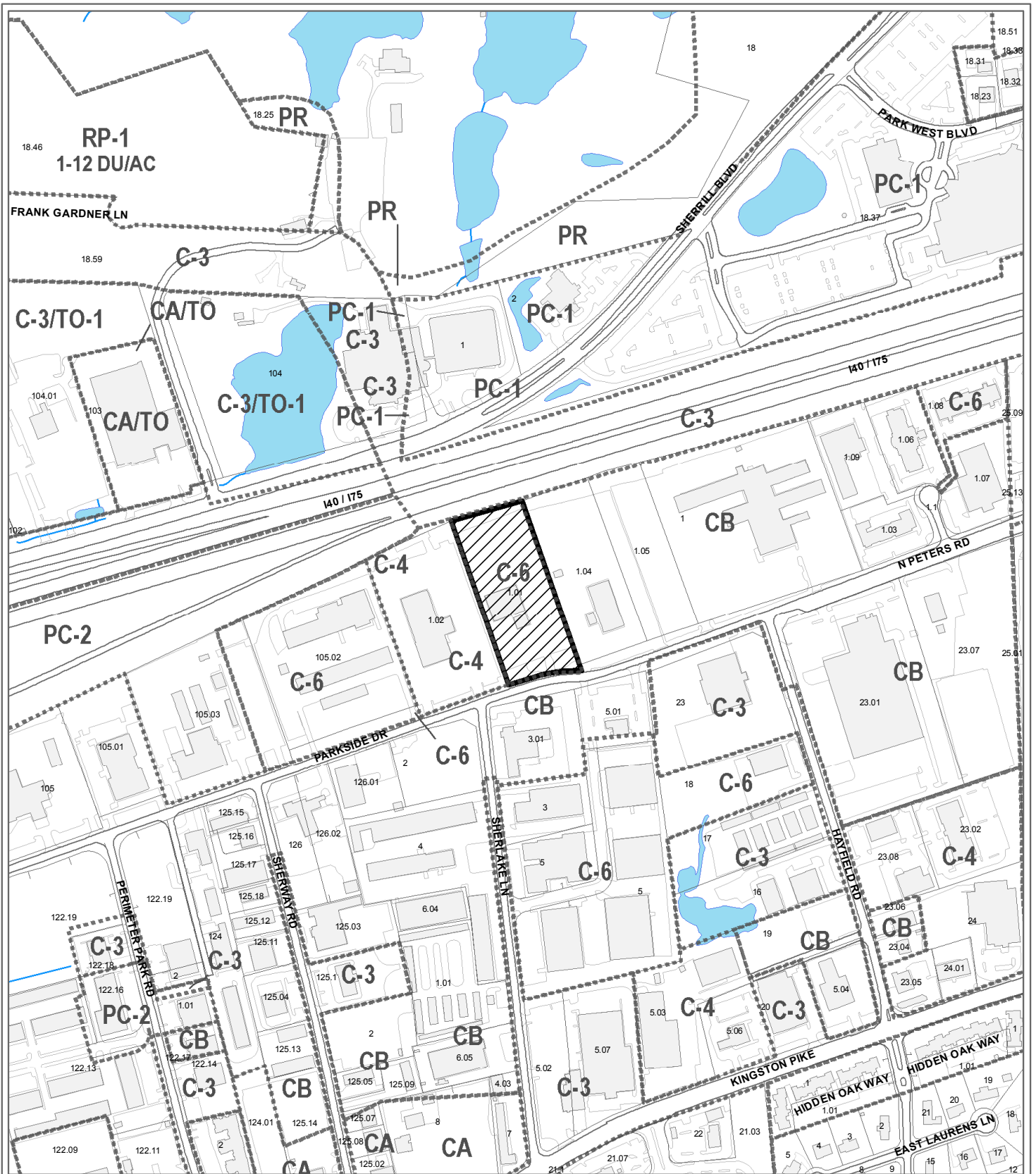
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**

1. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with C-4 zoning.
2. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-4 zoning on surrounding properties that are currently zoned C-3 or C-6. Many CB-zoned properties in the area may be rezoned to C-4, if annexed into the City limits of Knoxville.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/14/2010 and 12/28/2010. 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.



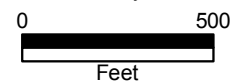
**11-B-10-RZ  
REZONING**

From: C-6 (General Commercial Park)  
To: C-4 (Highway and Arterial Commercial)



Petitioner: Clayton, B. Joe

Map No: 132  
Jurisdiction: City



Original Print Date: 10/26/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902