



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

▶ **FILE #:** 10-D-11-RZ
10-B-11-PA

AGENDA ITEM #: 30
AGENDA DATE: 10/13/2011

▶ **APPLICANT:** KEN FRAZIER
OWNER(S): Ken Frazier

TAX ID NUMBER: 93 B B 033 & 034
JURISDICTION: Council District 3

▶ **LOCATION:** Northeast side Western Ave., northwest of Hinton Dr.

▶ **TRACT INFORMATION:** 1.7 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Ave., a major arterial street with 20' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted by C-4 zoning

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC from the southeast

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Houses and vacant land / LDR / R-1 (Low Density Residential)
South: Western Ave. - Storage facility and trailer parking / GC / C-4 (Highway & Arterial Commercial)

East: Vacant land and Frazier's Carpet One / GC / C-4 (Highway & Arterial Commercial)

West: House / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: Properties fronting along this section of Western Ave. are developed primarily with commercial uses under C-3, C-4 and SC-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.**

GC is an extension of the plan designation from the east, is compatible with surrounding development and

zoning and is consistent with the sector plan proposal for the site.

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

C-4 is an extension of commercial zoning from the east and is consistent with the sector plan proposal for the property. C-4 uses would be compatible with the surrounding land uses and zoning pattern.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

- A. **NEW ROAD OR UTILITY IMPROVEMENTS** - Western Avenue is currently undergoing road improvements in this area, which will further enhance the suitability of this property for commercial uses.
- B. **ERROR OR OMISSION IN CURRENT PLAN** - The current One Year Plan proposes low density residential uses for this site, which is consistent with the current R-1 zoning. The One Year Plan is not consistent with the sector plan, which proposes commercial for the site. The proposed amendment will bring the plan into consistency with the proposed C-4 zoning, as well as the current sector plan.
- C. **CHANGES IN GOVERNMENT POLICY** - This is an area that is already developed with commercial uses, which are appropriate along a major arterial street such as Western Ave. The commercial uses of this site will have a minimal impact on surrounding properties.
- D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - Approval of GC for this site is an extension of the already established commercial development that has occurred on both sides of Western Ave. in this area.

REZONING REQUIREMENTS:

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-3 and C-4 zoning is in place on several properties in the immediate area, including the adjacent C-4 property to the east.
- 3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern to the east.

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.

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. The impact on the streets will depend on the type of development proposed. Western Ave. is currently being improved to a five-lane section from this area west to Schaad Rd.
- 3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

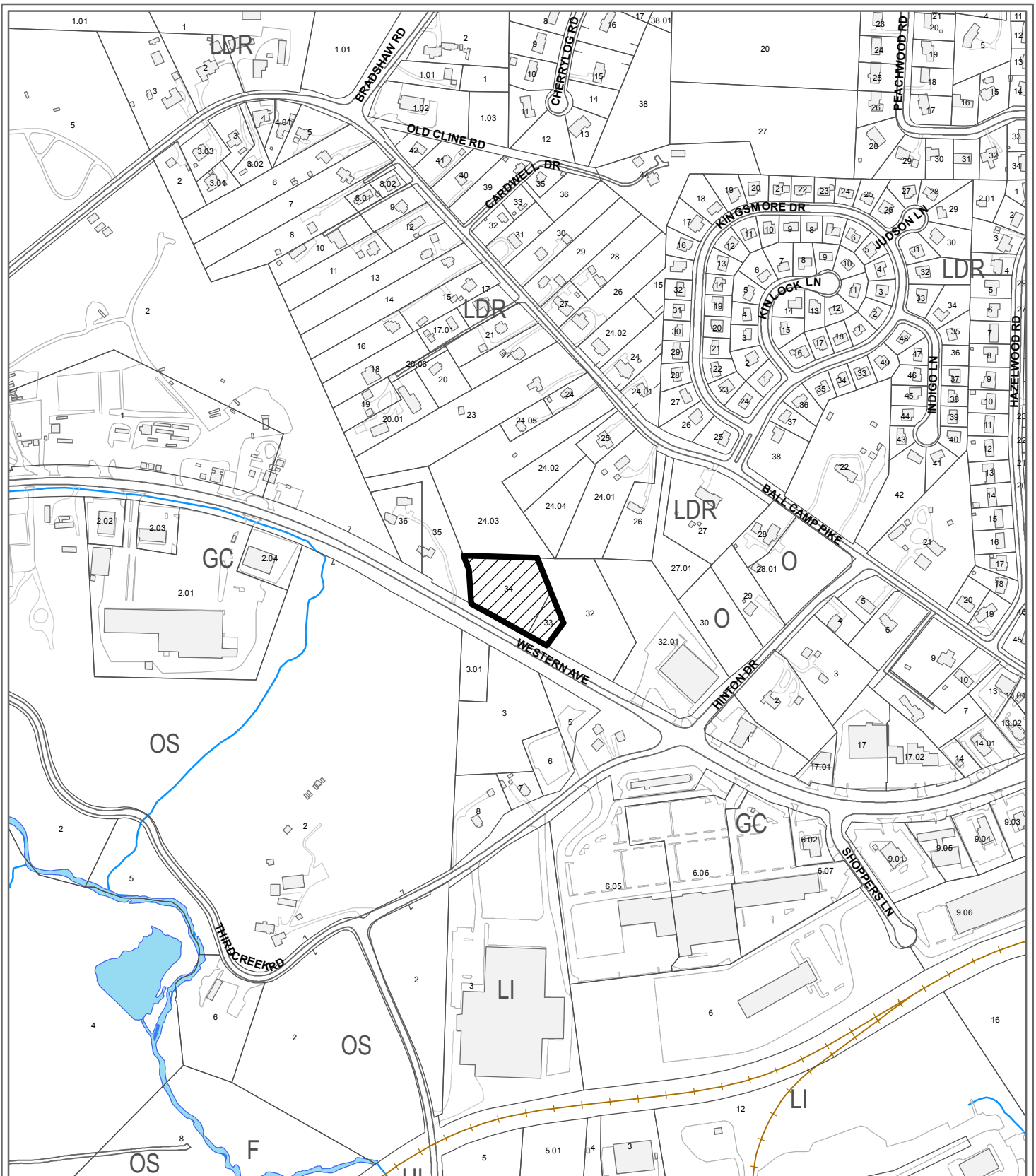
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. With the recommended amendment to the City of Knoxville One Year Plan, C-4 zoning would be consistent with the plan.
- 2. The Northwest City Sector Plan proposes commercial uses for this site, consistent with the proposed C-4 zoning.
- 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 could lead to future requests for C-4 zoning in the area, which may also need accompanying One Year Plan amendments, if not designated for commercial.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/15/2011 and 11/29/2011. 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.



**10-B-11-PA / 10-D-11-RZ
PLAN AMENDMENT**

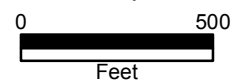
From: LDR (Low Density Residential)
To: GC (General Commercial)

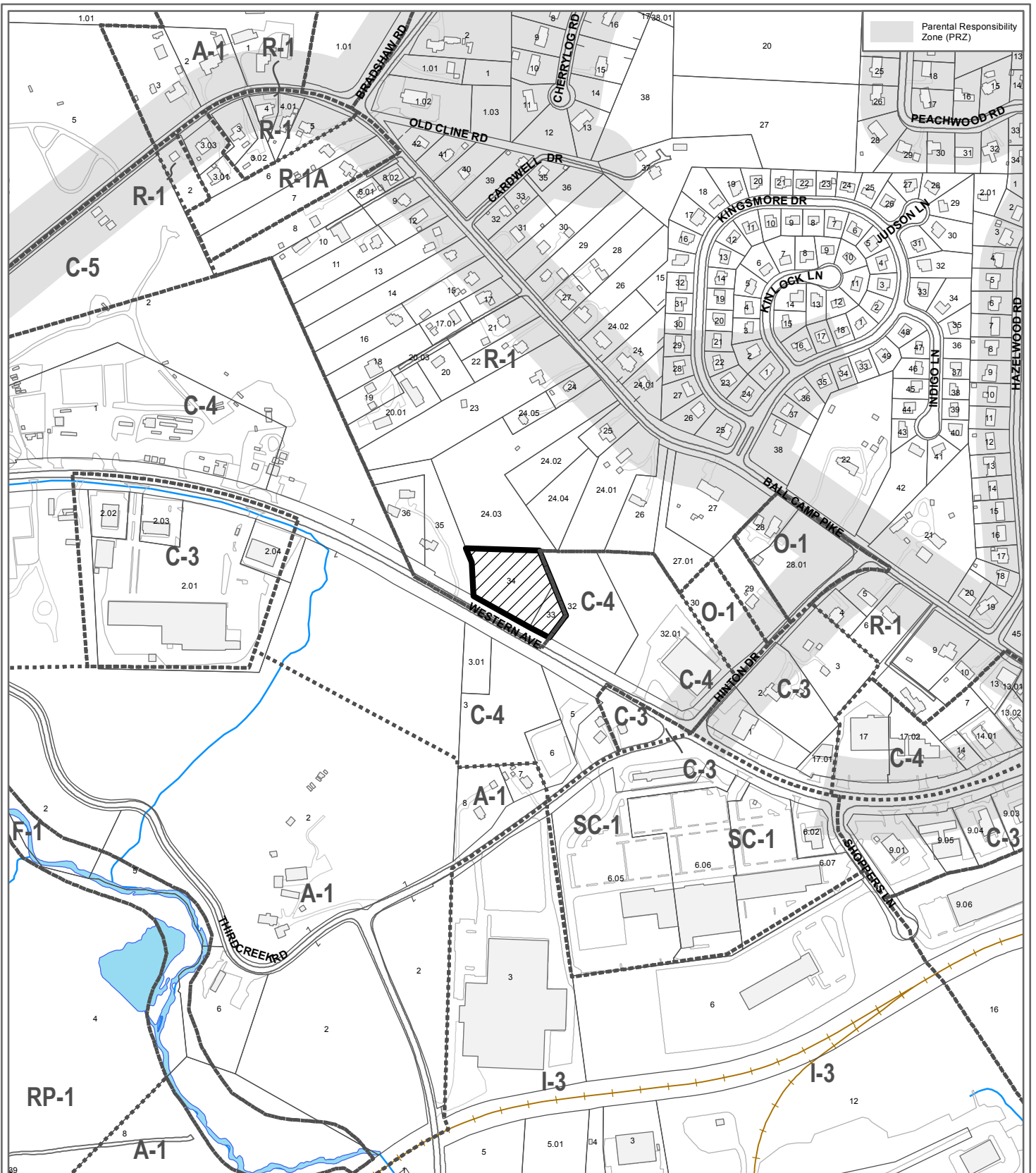


Petitioner: Frazier, Ken

Map No: 93
Jurisdiction: City

Original Print Date: 9/28/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Parental Responsibility Zone (PRZ)

**10-D-11-RZ
REZONING**

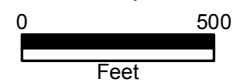
From: R-1 (Low Density Residential)
To: C-4 (Highway and Arterial Commercial)



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