

▶ **FILE #:** 8-I-12-RZ

AGENDA ITEM #: 29

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** CITIZENS NATIONAL BANK

OWNER(S): Melissa Sutherland

TAX ID NUMBER: 131 E A 00301

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Parkside Dr., east of Mabry Hood Rd.

▶ **APPX. SIZE OF TRACT:** 2.12 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Parkside Dr., a major arterial street with 28' of pavement width within 100' of right-of-way.

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

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Automobile sales and service

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

HISTORY OF ZONING: None noted

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

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

East: Automobile dealership / C-4 (Highway & Arterial Commercial) and CA (General Business)

West: I-40/75 right-of-way / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with commercial businesses under C-3, C-4, C-6, CA and CB zoning.

STAFF RECOMMENDATION:

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

C-4 is an extension of zoning from the east 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:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/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 a nearby property to the east.

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

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 some nearby auto dealerships, have outdoor display of merchandise or equipment.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

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

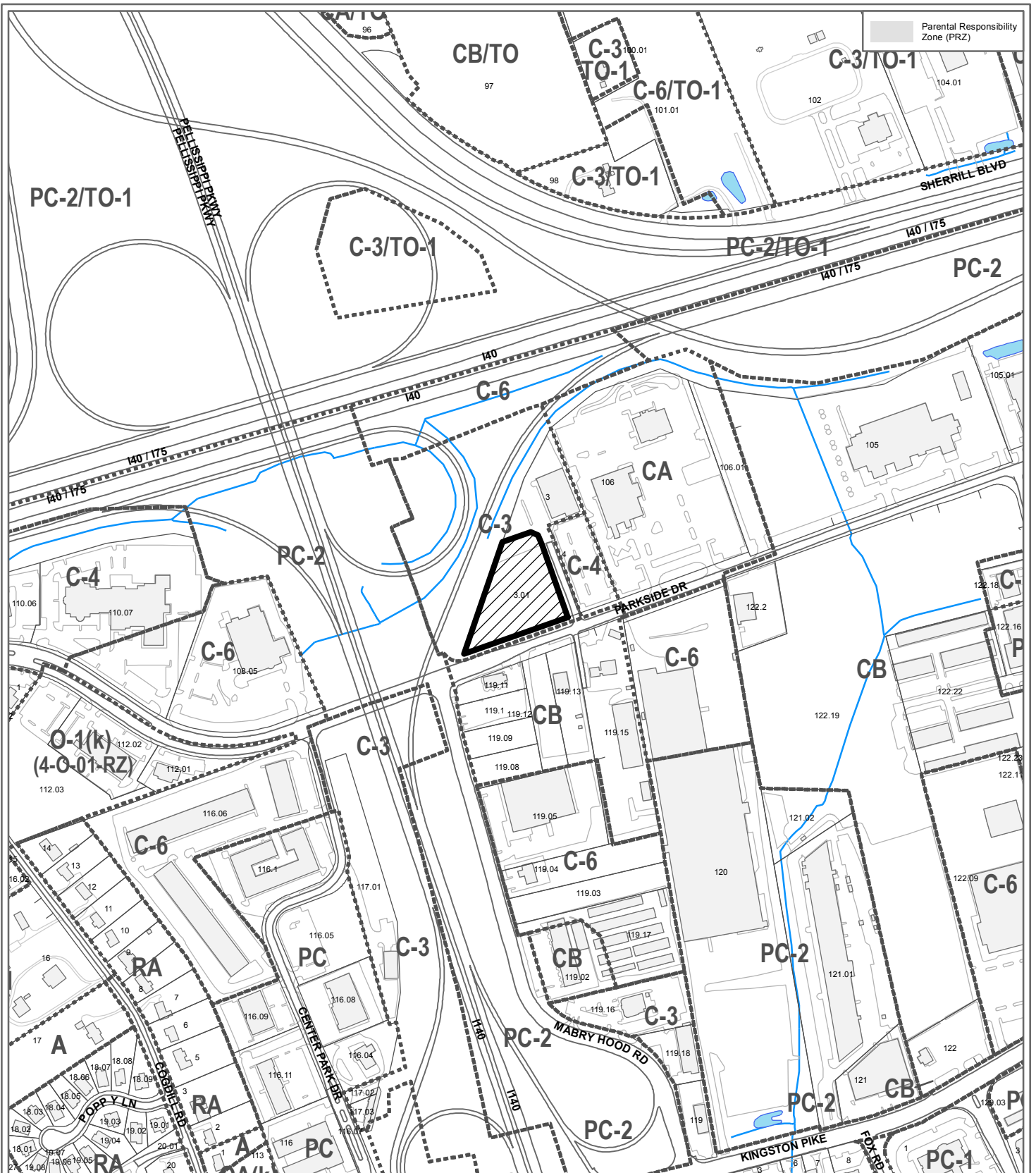
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 CA or CB-zoned properties in the area may also be rezoned to C-4, if annexed into the City 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 9/4/2012 and 9/18/2012. 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.



**8-I-12-RZ
REZONING**

From: C-3 (General Commercial)
To: C-4 (Highway and Arterial Commercial)



Petitioner: Citizens National Bank

Map No: 131
Jurisdiction: City

Original Print Date: 7/17/2012
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

