

▶ **FILE #:** 1-E-12-RZ

AGENDA ITEM #: 19

AGENDA DATE: 1/12/2012

▶ **APPLICANT:** GRAHAM CORPORATION

OWNER(S): Graham Corporation

TAX ID NUMBER: 68 N A 015,01501,016-018,01801 068NA019,020,02502 (PORTIONS ZONED C-6 OR SC-2)

JURISDICTION: City Council District 3

▶ **LOCATION:** Southwest side Clinton Hwy., northwest side Merchant Dr.

▶ **APPX. SIZE OF TRACT:** 22 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes, center median and turning lanes within 155' of right-of-way, or Merchant Dr., a minor arterial street with 3 lanes within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek and Third Creek

▶ **PRESENT ZONING:** SC-2 (Community Shopping Center) & C-6 (General Commercial Park)

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

▶ **EXISTING LAND USE:** Commercial/vacant

▶ **PROPOSED USE:** Commercial development

EXTENSION OF ZONE: Yes, extension of C-4 from all sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Clinton Hwy. - Businesses / C-4 (Highway & Arterial Commercial) and C-3 (General Commercial)

South: Vacant land and church / R-1 (Low Density Residential) and O-1 (Office, Medical & Related Services)

East: Merchant Dr. - Businesses and offices / C-3 (General Commercial) and O-1 (Office, Medical & Related Services)

West: Businesses / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and office uses under C-4, C-3, SC-2, C-6 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning, except for parcels 068NA019 and 020 to remain C-6 (General Commercial Park). (See attached MPC recommendation map.)**

C-4 is an extension of zoning from abutting properties 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. Parcels 19 and 20 are undeveloped and are closer to less intense residential and office uses. They should remain C-6, to retain the required administrative site plan approval by MPC staff, and also the more appropriate development standards, such as landscaping, for commercial uses adjacent to residential or office uses.

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, with the exception of parcels 19 and 20, which should retain their current C-6 zoning, in order to maintain greater compatibility with surrounding land uses.
2. C-4 zoning is in place on most abutting properties, so the proposal is an extension of the existing zoning pattern.

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, most of the property as advertised is appropriate for C-4 development. C-4 zoning is already in place on the majority of the abutting properties.

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.
4. Retaining the current C-6 zoning on the now-vacant parcels 19 and 20 will require an administrative site plan review by MPC staff prior to any new development. It will also maintain some of the more appropriate development standards, such as required landscaping, that are contained in C-6, but not in C-4.

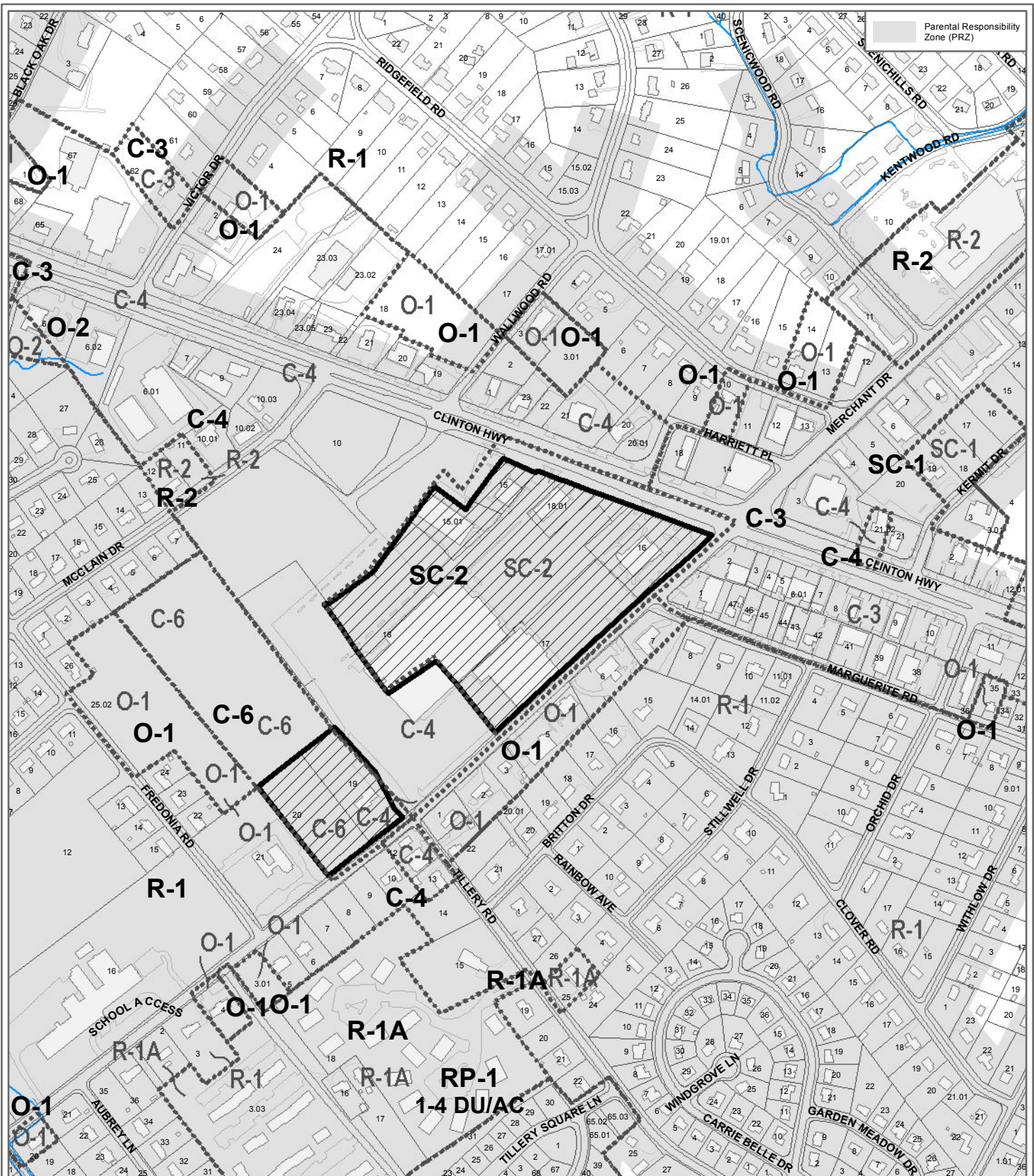
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the property, consistent with C-4 or C-6 zoning.
2. The Northwest City Sector Plan proposes C (Commercial) uses for the site, consistent with C-4 or C-6 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 may lead to future requests for C-4 zoning on surrounding properties. These would need to be considered on a case-by-case basis based on their own merits.

ESTIMATED TRAFFIC IMPACT: Not calculated.

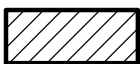
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2012 and 2/21/2012. 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.



**1-E-12-RZ
REZONING**

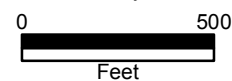
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To: C-4 (Highway and Arterial Commercial)



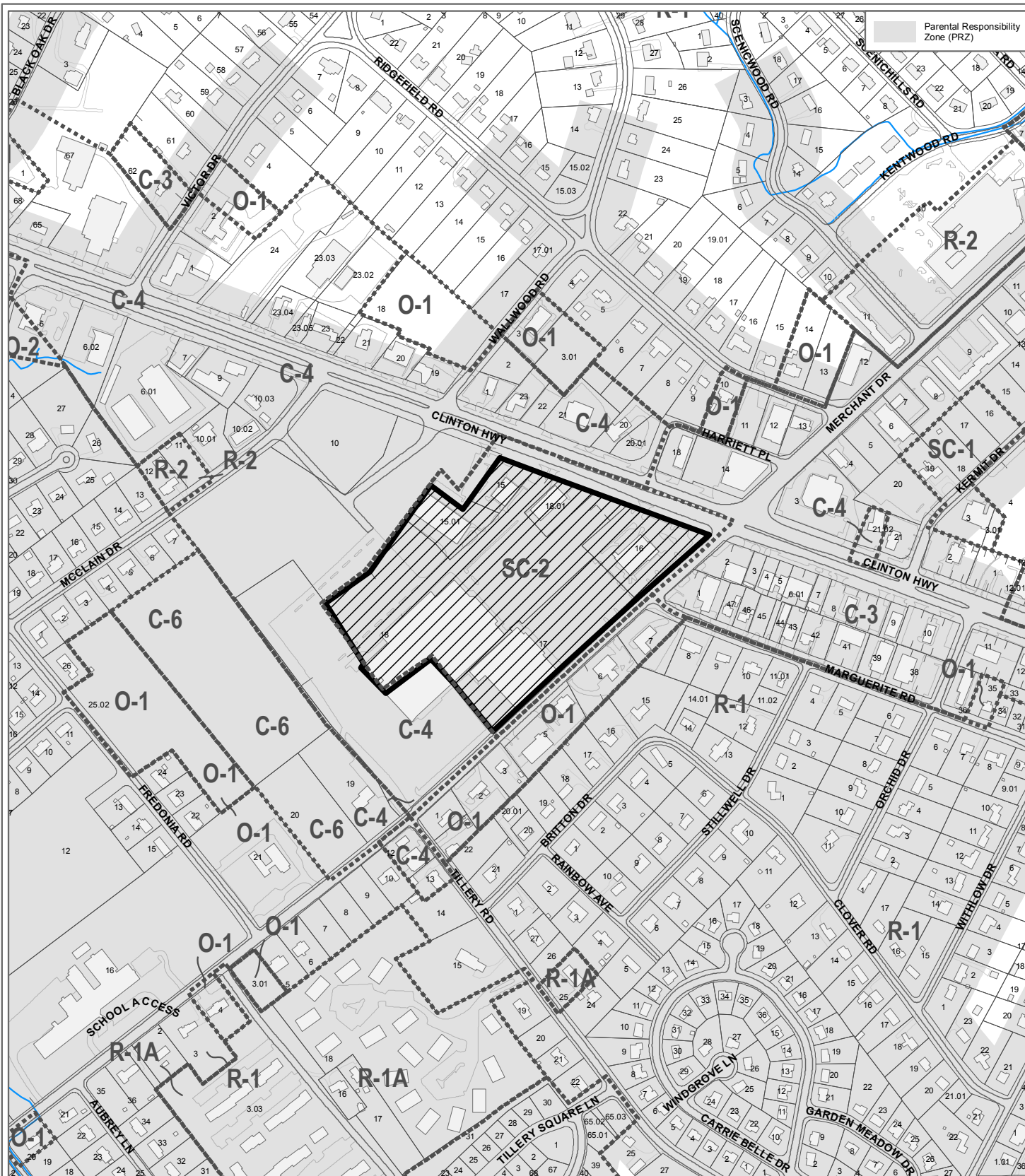
Petitioner: Graham Corporation

Map No: 68

Jurisdiction: City

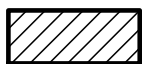


Original Print Date: 12/14/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**1-E-12-RZ - MPC Staff Recommendation
REZONING**

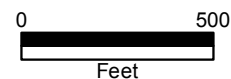
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