

▶ **FILE #:** 9-A-14-RZ

**AGENDA ITEM #:** 21

**AGENDA DATE:** 9/11/2014

▶ **APPLICANT:** WILL MORGAN

OWNER(S): Will Morgan

TAX ID NUMBER: 124 174

JURISDICTION: City Council District 1

STREET ADDRESS: 135 Green Rd

▶ **LOCATION:** East side Green Rd., north of Chapman Hwy.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Green Rd., a local street with 18' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural) & PC-1 (Retail and Office Park)

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

▶ **EXISTING LAND USE:** Vacant dwelling

▶ **PROPOSED USE:** Commercial use

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A-1 (General Agricultural)

South: Vacant land and bank / PC-1 (Retail & Office Park) and C-3 (General Commercial)

East: Green Rd. - Big box retail stores and surface parking / C-4 (Highway & Arterial Commercial)

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

NEIGHBORHOOD CONTEXT: Green Rd. is a dead-end local street providing access from Chapman Hwy. to large scale commercial development. Most of the property along Green Rd. is zoned either C-3 or C-4.

**STAFF RECOMMENDATION:**

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

C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is a logical extension of commercial zoning from two sides.

**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. C-4 zoning for the subject property is an extension of commercial zoning from two sides.
2. C-4 zoning is consistent with the sector plan proposal for the site.
3. The site is located within an established commercial development at Green Rd. and Chapman Hwy. Three of the four adjacent properties are zoned commercial. Commercial zoning for this site is a logical extension of the surrounding zoning pattern.

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.

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 is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

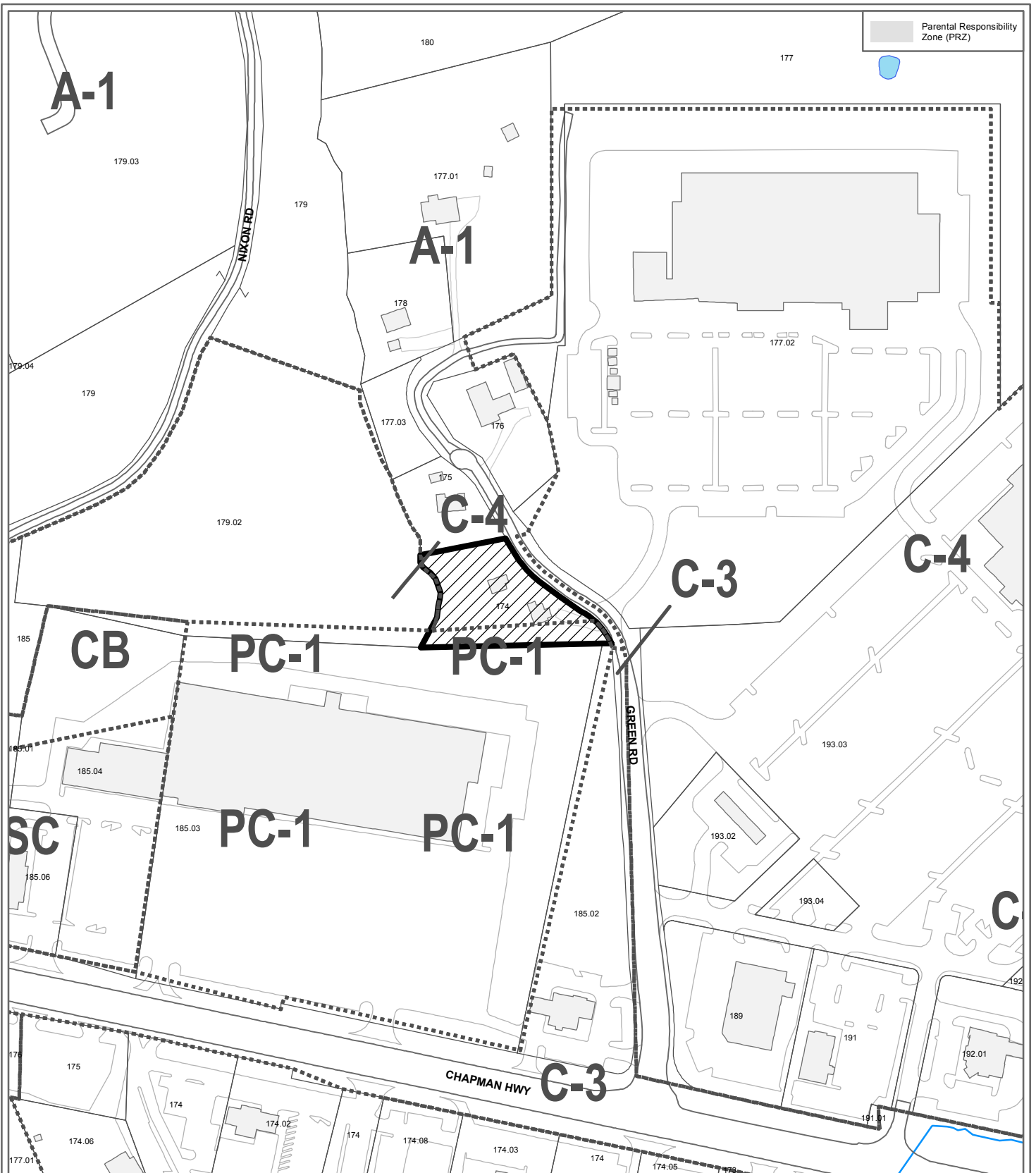
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The South County Sector Plan and the City of Knoxville One Year Plan both propose general commercial uses for the site, consistent with the proposed C-4 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/14/2014 and 10/28/2014. 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.



Parental Responsibility Zone (PRZ)

**9-A-14-RZ  
REZONING**

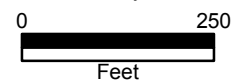
From: A-1 (General Agricultural) & PC-1 (Retail and Office Park)  
To: C-4 (Highway and Arterial Commercial)



Petitioner: Morgan, Will

Map No: 124

Jurisdiction: City



Original Print Date: 8/25/2014 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902