

▶ **FILE #:** 2-C-16-RZ

AGENDA ITEM #: 29

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** MICHAEL POWERS

OWNER(S): David Maples

TAX ID NUMBER: 135 H B 00701

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3103 Alcoa Hwy

▶ **LOCATION:** West side Alcoa Hwy., south side Ginn Dr.

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Alcoa Hwy., an expressway with 4 lanes and a center turn lane within 170' of right-of-way, or Ginn Dr., a local street with 21' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Business

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

EXTENSION OF ZONE: No, but similar CA and C-4 zoning are across highway and to the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ginn Dr. - Veterinary clinic / C-3 (General Commercial)

South: Shopping center / C-3 (General Commercial)

East: Alcoa Hwy., businesses / C-3 (General Commercial) and CA (General Business)

West: Dwelling / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: Properties fronting along this portion of Alcoa Hwy. are developed with businesses under C-3, CA, CB, C-4 and C-6 zoning.

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 consistent with both the sector and One Year plan proposals for the property.

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. The property is already zoned C-3, but is appropriate for the slightly more intense C-4 zoning proposed.
2. C-3, C-4, C-6, CA and CB zoning is in place on several properties in the immediate area, including adjacent commercial properties to the north, south and east.
3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

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 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. Alcoa Hwy. is an expressway capable of handling the additional traffic that may be generated under C-4 zoning, which will be minimal since the property is already zoned for commercial use.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

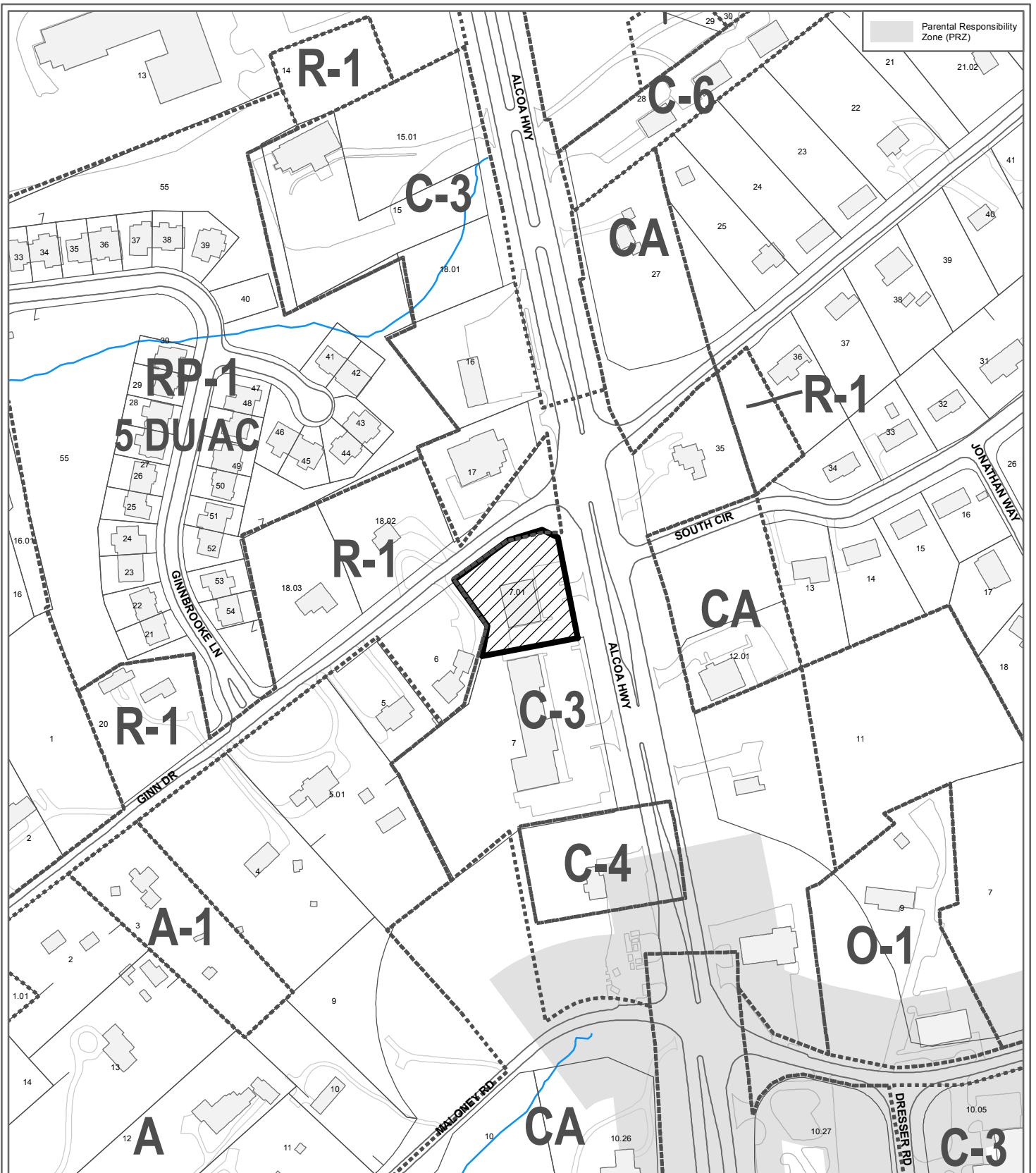
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the South County Sector Plan and the Knoxville One Year Plan designate this property for GC (General Commercial) uses, 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 3/15/2016 and 3/29/2016. 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.



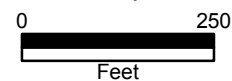
**2-C-16-RZ
REZONING**

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



Petitioner: Powers, Michael

Map No: 135
Jurisdiction: City



Original Print Date: 1/26/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902