

▶ **FILE #:** 10-I-17-RZ

AGENDA ITEM #: 49

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** DEANNA ALEXI AND CHRIS POLLOCK

OWNER(S): DeAnna Alexi and Chris Pollock

TAX ID NUMBER: 69 D B 014

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4718 Old Broadway

▶ **LOCATION:** Northeast side Old Broadway, southwest side N. Broadway, northwest of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 6000 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Old Broadway, a minor arterial street with 34' of pavement width within 80' of right-of-way. N. Broadway, a major arterial street is adjacent to the site but does not provide access because it is at a higher elevation than the site.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Car sales

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Right-of way / SC-1 (Neighborhood Shopping Center) and C-3 (General Commercial)

South: Vacant lot with parking lot / C-3 (General Commercial)

East: N. Broadway R-O-W / C-6 (General Commercial Park)

West: Old Broadway, auto body shop / C-6 (General Commercial Park)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning. (Applicant requested C-4.)**

The predominant commercial zoning in the area is C-3. C-3 is a logical extension of zoning from the south, and will allow reasonable use of the property for a small office or business. C-4 zoning for this site would be a spot zoning, allowing this property to be developed with more intense uses than the surrounding properties.

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 recommended C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is a logical extension of zoning from the south, and will allow reasonable use of this small property for either office or commercial.
3. The location of the property along a minor arterial street in a primarily commercial area makes it appropriate for C-3 uses.
4. The proposal is consistent with the One Year and sector plan proposals for the site, and C-3 is a logical extension of zoning from the south.
5. C-4 is not appropriate for this site because it is a spot zoning. There are no C-4 zoned properties on the west side of N. Broadway north of Tazewell Pike. The closest C-4 zoning is east of N. Broadway and southeast of Tazewell Pike. This is a large tract of land (8 acres) that is primarily vacant, so there is no need for additional C-4 zoning in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The recommended C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. 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.
3. Based on the above general intent, this site is more appropriate for C-3 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 no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
2. The recommended C-3 zoning is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. The request is a logical extension of zoning from the south.
3. The area is developed primarily with commercial businesses which will not be negatively impacted by commercial zoning of this site. No other area of the County will be impacted by this rezoning request.

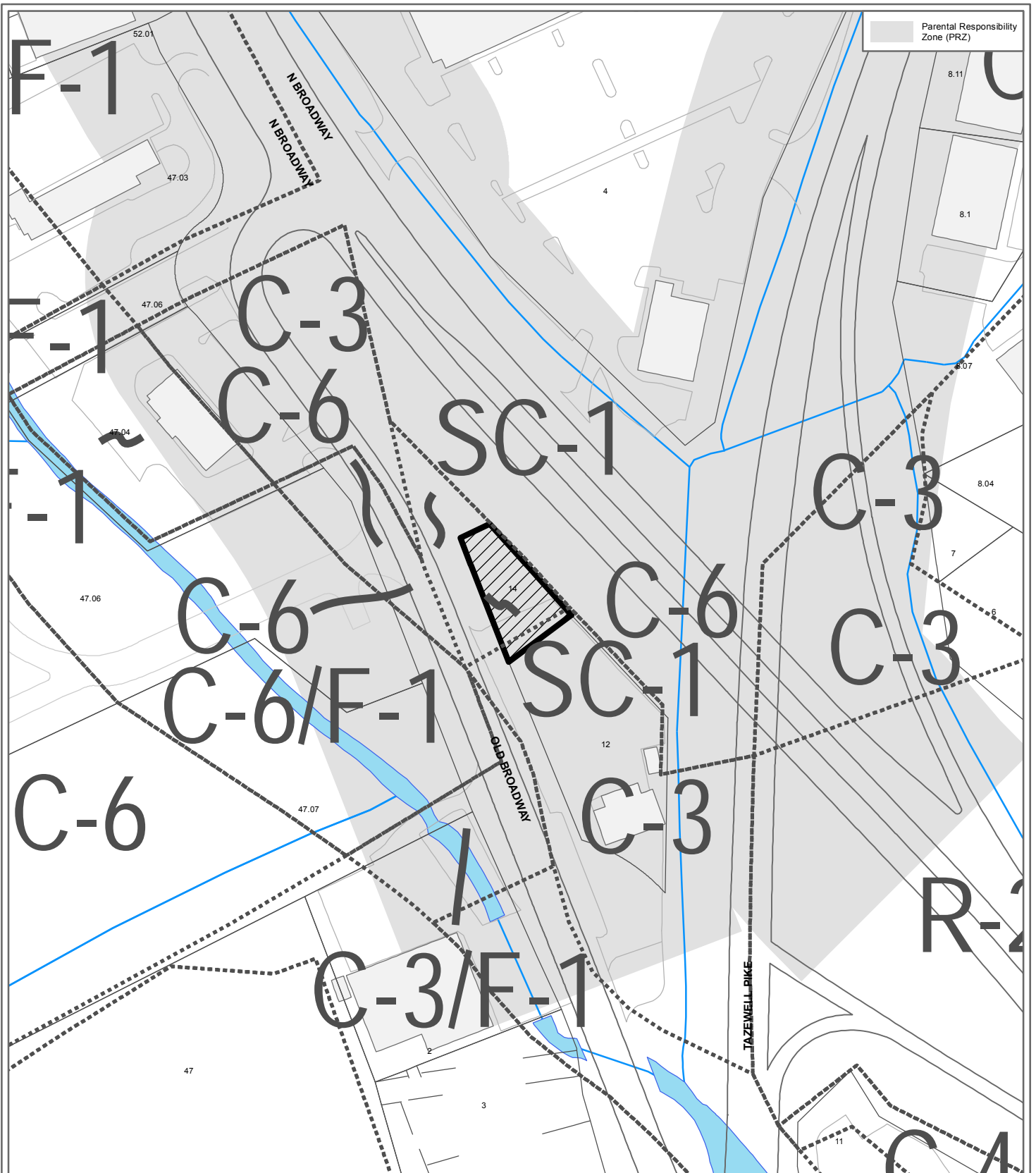
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the North City Sector Plan and the City of Knoxville One Year Plan propose GC (General Commercial) uses for this site, consistent with either the recommended C-3 or the proposed C-4 zoning.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

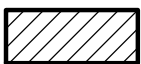
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2017 and 11/21/2017. 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-I-17-RZ
REZONING**

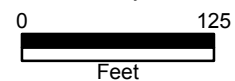
Petitioner: DeAnna Alexi and Chris Pollock



From: SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial)
To: C-4 (Highway and Arterial Commercial)

Map No: 69
Jurisdiction: City

Original Print Date: 9/20/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



REZONING PLAN AMENDMENT

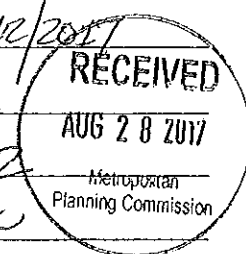
Name of Applicant: DeAnna Alexi and Chris Pollock

Date Filed: 8-28-17 Meeting Date: ~~10/10/2017~~ 10/12/2017

Application Accepted by: M. Payne

Fee Amount: 1,000.00 File Number: Rezoning 10-I-17-R2

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 4718 Old Broadway

General Location: East side of Old Broadway, West side of Broadway, NW of Tazewell Pike

Parcel ID Number(s): 069PB014

Tract Size: 6000 square feet irregular

Existing Land Use: unused land

Planning Sector: North City

Growth Policy Plan: Urban

Census Tract: 43

Traffic Zone: 140

Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: DeAnna Alexi and Chris Pollock

Company: _____

Address: 114 Adair Dr.

City: Knoxville State: TN Zip: 37918

Telephone: 865 805 6236 865 244 8282

Fax: _____

E-mail: DEANNA LX @ GMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: same as above.

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

Requested Change

REZONING

FROM: SC1 and C3

TO: C4

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: A

TO: #

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: DeAnna Alexi Chris Pollock

PLEASE PRINT

Name: DeAnna Alexi Chris Pollock

Company: _____

Address: 114 Adair Dr.

City: Knoxville State: TN Zip: 37918

Telephone: 865 805 6236 865 244 8282

E-mail: DEANNA LX @ GMAIL.COM

PROPOSED USE OF PROPERTY

Car sales only

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____