

▶ **FILE #:** 9-C-17-RZ

AGENDA ITEM #: 43

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** **GEORGIA L. WALKER**

OWNER(S): Georgia L. Walker

TAX ID NUMBER: 81 A A 009

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 1301 Rickard Dr

▶ **LOCATION:** **Northwest side Rickard Dr., southwest side Hero Rd.**

▶ **APPX. SIZE OF TRACT:** **0.4 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Rickard Dr., a local street with 19' of pavement width within the large right-of-way of I-640.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** **R-1 (Low Density Residential)**

▶ **ZONING REQUESTED:** **C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Car/truck sales**

EXTENSION OF ZONE: Yes, extension of C-6 from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business / C-6 (General Commercial Park)

South: Rickard Dr. and I-640 right-of-way / R-1 (Low Density Residential)

East: Hero Dr., vacant land / R-1 (Low Density Residential)

West: Business access drive, house / C-6 (General Commercial Park) and R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located just southwest of two large auto dealerships that front on Clinton Hwy., zoned C-4, and south of a pest control business, zoned C-6. To the west, along Rickard Dr, are residential and office uses, zoned R-1 and O-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from the northwest. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits for any new construction.

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-6 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning.

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

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

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. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed.
3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.
4. Public water and sewer utilities are available to serve the site.

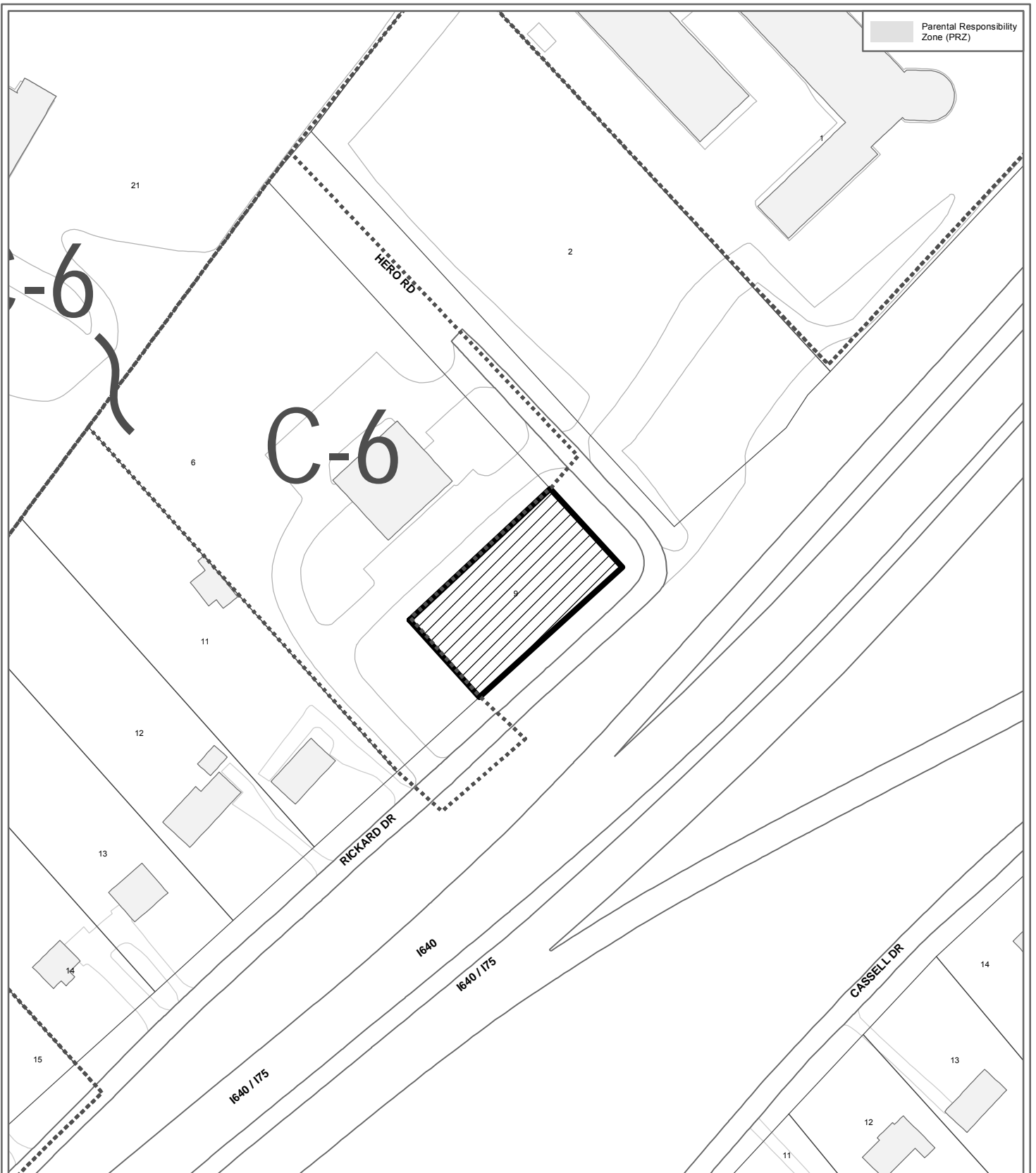
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest City Sector Plan proposes GC (General Commercial) uses for this site, consistent with the proposed C-6 zoning.
2. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with the proposed C-6 zoning district.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. 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 10/10/2017 and 10/24/2017. 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.



**9-C-17-RZ
REZONING**

From: R-1 (Low Density Residential)

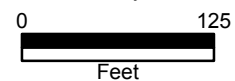
To: C-6 (General Commercial Park)



Petitioner: Walker, Georgia L.

Map No: 81

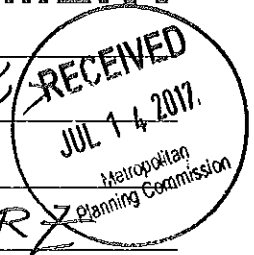
Jurisdiction: City



Original Print Date: 8/15/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: Georgia L. Walker
 Date Filed: 7/14/17 Meeting Date: 9/14/17
 Application Accepted by: DR
 Fee Amount: 1000.00 File Number: Rezoning 9-C-17-R7
 Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION
 Address: 1301 Rickard DR
 General Location: NW/5 Rickard DR SW/5 Herb Rd
 Parcel ID Number(s): 08/AA 009
 Tract Size: .4 ac
 Existing Land Use: Vacant
 Planning Sector: NW City
 Growth Policy Plan: Reside
 Census Tract: _____
 Traffic Zone: _____
 Jurisdiction: City Council 5 District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Georgia L. Walker
 Company: _____
 Address: 3105 Cherrywood Rd
 City: Knoxville State: TN Zip: 37921
 Telephone: _____
 Fax: _____
 E-mail: _____

Requested Change
REZONING
 FROM: R-1
 TO: C-6

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: GARY KOONTZ
 Company: Realty Executives
 Address: 3232 Tazewell DR
 City: Knox State: TN Zip: 37918
 Telephone: 548-1010
 Fax: _____
 E-mail: _____

PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 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: [Signature]
 PLEASE PRINT
 Name: Same as
 Company: Correspondence
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

PROPOSED USE OF PROPERTY
Auto/Truck Sales
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: None
Notes