CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-A-09-RZ Related File Number: 1-A-09-PA

Application Filed: 10/1/2008 **Date of Revision:**

Applicant: THOMAS TIMM



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side E. Oldham Ave., northeast of N. Central St.

Other Parcel Info.:

Tax ID Number: 81 K G 003 Jurisdiction: City

Size of Tract: 1102 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Office Density:

Sector Plan: Central City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 110 E Oldham Ave

Location:

Proposed Street Name:
Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

Previous Requests: None noted

Extension of Zone: History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

zoning.

Staff Recomm. (Full): C-3/IH-1 is a logical extension of zoning from the southwest and is compatible with surrounding

development and zoning.

Comments: REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

1. The proposed GC designation and C-3/IH-1 zoning are compatible with the scale and intensity of the

surrounding development and zoning pattern.

2. The proposed plan designation and zoning are logical extensions from the southwest.

3. There are many adjacent and surrounding properties in the area that are currently designated for

commercial uses and zoned C-3 and C-4.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail business. 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. Based on the above general intent, this site is appropriate for C-3 development.
- 3. The IH-1 overlay will be retained on the property, but the associated IH-1 regulations only apply to residential development, not to the proposed commercial use. If the residential use on site continues, then IH-1 guidelines would be applied to any future residential improvements.

THE EFFECTS OF THE PROPOSAL:

- 1. Water and sewer utilities are in place to serve this site.
- 2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes commercial uses for this site, consistent with the requested C-3 zoning.
- 2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Approval of these requests may lead to future requests for commercial uses in the area. Commercial uses are already established on numerous properties in the surrounding area.

MPC Action: Approved MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

Date of MPC Approval: 1/8/2009 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: 2/10/2009 Date of Legislative Action, Second Reading: 2/24/2009

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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