

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-A-11-RZ **Related File Number:** 1-A-11-PA
Application Filed: 10/13/2010 **Date of Revision:**
Applicant: TROY KYLE

PROPERTY INFORMATION

General Location: Northwest side Texas Ave., southwest of Stonewall St.
Other Parcel Info.:
Tax ID Number: 81 P D 034 **Jurisdiction:** City
Size of Tract: 4800 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Barber shop with office above **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1727 Texas Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial)

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-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) zoning.

Staff Recomm. (Full): The recommended C-1 zoning is compatible with surrounding development and zoning and is a logical extension of zoning from the southwest and southeast. The proposal is consistent with the sector plan designation for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-1 is a logical extension of the already established zoning to the southwest and southeast of the site.
2. The surrounding area is developed with residential, office, neighborhood commercial and institutional uses. C-1 zoning is compatible with surrounding development and zoning.
3. C-1 zoning is appropriate at this location along a major collector street.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested C-1 zoning is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where proprietary stores are useful and desirable for the neighborhood.
2. Based on the above description, C-1 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. C-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will depend on the type of commercial development proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to MU (Mixed Uses) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial), the recommended C-1/IH-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The Central City Sector Plan proposes mixed uses for the property, consistent with the requests.
4. In 2005, the Lonsdale Neighborhood Plan was adopted as part of the Lonsdale Redevelopment and Urban Renewal Plan. MPC amended the Central City Sector Plan in accordance with the land use recommendations contained within the Lonsdale Redevelopment and Urban Renewal Plan. The MU (Mixed Uses) designation was part of a vision to establish a central neighborhood commercial center within the neighborhood. The driving factor for this center was an Empowerment Zone project. KCDC advertised a Request for Proposal (RFP) to implement the project but no developers responded to the proposal. As a result, the KCDC re-advertised a different RFP for an alternative site along Heiskell Avenue near the I-275 intersection, which was successful and two new commercial buildings are now operational. As a result of the unsuccessful effort of trying to establish an anchor for the mixed use commercial along Texas Avenue, the Lonsdale Neighborhood Plan, Lonsdale Redevelopment and Urban Renewal Plan, and the Central City's land use designation for this area needs to be revisited in a future plan update.

Action: Approved

Meeting Date: 4/14/2011

Details of Action:

Summary of Action: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

Date of Approval: 4/14/2011

Date of Denial:

Postponements: 1/13/11

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/17/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: