

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-B-04-PA **Related File Number:** 1-D-04-RZ
Application Filed: 12/2/2003 **Date of Revision:**
Applicant: VICTORIA KOONTZ
Owner:

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
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PROPERTY INFORMATION

General Location: Northwest side of Edgewood Ave., west of Whittle Springs Rd.
Other Parcel Info.:
Tax ID Number: 70 P B 009 **Jurisdiction:** City
Size of Tract: 0.25 acre
Accessibility: Access is via Edgewood Ave., a minor collector street with 26' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Any use permitted under C-1 zoning **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an older residential neighborhood zoned R-1A and borders a neighborhood serving commercial area zoned C-1.

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

Street: 2431 Edgewood Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: NC (Neighborhood Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE the One Year Plan amendment to include this site in the NC (Neighborhood Commercial) designation.

Staff Recomm. (Full): The neighborhood commercial designation is already in place to the north and east of this site. The inclusion of this site in the NC area would square off the west boundary line of the NC area. The east City Sector Plan does not acknowledge the present NC area and shows all the area designated for LDR.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The adjacent property to the north and east is already designated NC and zoned C-1. The proposal will allow this site to be used for neighborhood commercial uses.
2. NC and C-1 are logical extensions of the One Year Plan designation and zoning from the north and east.
3. Development permitted under C-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential use for this site and the property that includes adjoining commercial development.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to similar requests in the future because the adjacent properties to the north and east are already zoned commercial.

MPC Action: Denied

MPC Meeting Date: 2/12/2004

Details of MPC action: Denied

Summary of MPC action: DENY NC (Neighborhood Commercial)

Date of MPC Approval: Date of Denial: 2/12/2004 Postponements: 1/8/2004

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: