

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 1-B-12-RZ **Related File Number:**
Application Filed: 11/18/2011 **Date of Revision:**
Applicant: FORT SANDERS, G.P.

PROPERTY INFORMATION

General Location: Northeast side N. Central St., northwest side E. Morelia Ave.
Other Parcel Info.:
Tax ID Number: 81 F U 013 **Jurisdiction:** City
Size of Tract: 14000 square feet
Accessibility: Access is via N. Central St., a minor arterial street with 36' of pavement width within 50' of right-of-way or E. Morelia Ave., a minor collector street with 33' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Laundromat **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area along N. Central St. is developed with a mix of commercial and industrial uses under I-3, I-4, C-3 and C-4 zoning.

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

Street: 2702 N Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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) zoning.

Staff Recomm. (Full): C-3 zoning is an extension of zoning from the southeast, across E. Morelia Ave. The proposal is compatible with the scale and intensity of surrounding development. The proposal is consistent with the Central City Sector Plan and the City of Knoxville One Year Plan.

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

1. C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. The proposal is consistent with the proposals of the Sector Plan and One Year Plan.
3. C-3 zoning is a logical extension of zoning from the southeast.

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 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. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. If approved, C-3 zoning will allow commercial use of the property.

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. C-3 zoning is consistent with the City of Knoxville One Year Plan, which designates the site for mixed uses, limited to general commercial or light industrial.
3. Approval of this request could lead to future requests for C-3 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits.

Action: Approved

Meeting Date: 1/12/2012

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 1/12/2012

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/7/2012

Date of Legislative Action, Second Reading: 2/21/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

(Emergency)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: