

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

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

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www.knoxmpc.org

File Number: 1-C-08-PA **Related File Number:**
Application Filed: 11/27/2007 **Date of Revision:**
Applicant: LAWRENCE T. KENNEDY

PROPERTY INFORMATION

General Location: East side Central Avenue Pike, east of Baneberry Dr.
Other Parcel Info.:
Tax ID Number: 68 075 **Jurisdiction:** City
Size of Tract: 31.47 acres
Accessibility: Access is via Central Avenue Pike, a two-lane minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mixed uses **Density:**
Sector Plan: North City **Sector Plan Designation:** O, LDR, SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This undeveloped site is located between established residential apartments and emerging commercial uses along Central Avenue within PC, CB, C-6 and RP-1 zones

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned for commercial uses.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (Office, Low Density Residential, Medium Density Residential)
Requested Plan Category: MU (Mixed Uses) (General Commercial, Office, Low Density Residential, Medium Density Residential)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY C (Commercial) expansion onto this site from the north

Staff Recomm. (Full):

The present One Year plan designation of MU (Office, Medium Density Residential, Low Density Residential) allows the most intensive uses that should be considered for this site and the adjacent undeveloped property to the southeast.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on the northeast side of Central Avenue Pike in an area designated for commercial, office, or low or medium density residential development. Extending the commercial designation onto this site would extend commercial further to the south along Central Avenue Pike away from the Callahan Dr./Central Avenue/ I-75 interchange and would adversely impact Central Avenue Pike traffic carrying capacity by adding commercial development traffic volumes and turning movements in this area. The current One Year Plan and North Sector Plan designations of MU (O,MDR,LDR) and LDR and SLPA designation for the site were approved to provide a reasonable use for the property with minimal impact to the infrastructure and land uses found along this section of Central Avenue Pike.
2. Approval of a Commercial designation with the MU designation would allow intrusion of incompatible commercial development further south along Central Avenue Pike into the established residential neighborhood along this two-lane minor arterial street. Commercial development and its associated higher traffic volumes and turning movements on this street would be problematic.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The streets will be adversely impacted by turning movements to and from the property onto Central Avenue Pike.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the requested addition of General Commercial to the City One Year Plan, a commercial zoning would be consistent with the plan.
2. The site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future commercial designation requests along Central Avenue Pike to the south, where properties are currently in residential use and zoned R-1.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

MU(Mixed Uses) (General Commercial, Office, Low Density Residential, Medium Density Residential)

Date of MPC Approval:

1/10/2008

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:

2/12/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: