CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-CC-06-RZ Related File Number:

Application Filed: 12/12/2005 **Date of Revision:**

Applicant: KCDC

Owner:



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: South side Western Avenue, east of N. Twenty First St.

Other Parcel Info.:

Tax ID Number: 94 J E 028 Jurisdiction: City

Size of Tract: 2050 square feet

Accessibility: Access is via Western Ave., a major arterial street with 4 lanes and a center median within 90' of right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Redevelopment Density:

Sector Plan: Central City Sector Plan Designation: Neighborhood Commercial

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

Neighborhood Context: This site is located to the south, across Western Ave., from the Mechanicsville Commons

redevelopment project, zoned TND-1. To the south, east and west are retail, light manufacturing and

distribution businesses, zoned C-3, C-4, I-2 and I-3.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: MPC approved MU plan amendment and C-3 zoning on April 14, 2005 (4-C-05-PA/4-C-05-RZ).

Extension of Zone: Yes, extension of C-3 from the south, east and west.

History of Zoning: MPC approved GC plan designation C-3 zoning on the adjacent properties on 4/14/05 (4-C-05-PA/4-C-

05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:14 PM Page 1 of 3

Requested Plan Category:

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

Michael Brusseau Planner In Charge:

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

C-3 is an extension of zoning from the east and west and is compatible with surrounding development Staff Recomm. (Full):

and zoning. The sector plan proposes commercial uses for the site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. The subject parcel was omitted on a previous application for rezoning to C-3 (4-C-05-PA/4-C-05-RZ). C-3 is consistent with the mixed use one year plan designation and the commercial sector plan designation and will allow the site to be developed with a grocery store.

The proposal is a logical extension of C-3 zoning from the south, east and west.

3. The proposal will allow redevelopment of the site and provide the appropriate zoning to develop the proposed grocery store to meet the needs of Mechanicsville, downtown and other residents in the area.

4. The Partnership for Neighborhood Improvement (PNI) Board of Directors rated the Mechanicsville Grocery Store as a high priority project. In August of 2003, the PNI Board approved a contract that utilizes 1.2 million dollars of Empowerment Zone funds to implement this project.

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 recommended C-3 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to GC and LI, for this site, consistent with the proposal.

2. The Central City Sector Plan proposes neighborhood commercial uses for the site, consistent with this proposal.

3. Future One Year Plan and rezoning requests for commercial uses in this immediate area will be limited, because most of the surrounding properties on the south side of Western Ave. are already

Withdrawn prior to publication?: Action Appealed?:

developed with or zoned for businesses.

MPC Action: Approved MPC Meeting Date: 1/12/2006

Details of MPC action:

Date of Withdrawal:

Summary of MPC action: Approval of C-3 (General Commercial)

Date of MPC Approval: 1/12/2006 **Date of Denial:** Postponements:

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body:

Date of Legislative Action: 2/14/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

1/31/2007 12:14 PM Page 2 of 3

If "Other":	If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:14 PM Page 3 of 3