

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-D-05-RZ **Related File Number:** 1-E-05-PA
Application Filed: 11/30/2004 **Date of Revision:**
Applicant: JOHN DAVIS
Owner:

PROPERTY INFORMATION

General Location: Southwest side McConnell St., southeast side Kenner Ave.
Other Parcel Info.:
Tax ID Number: 95 B F 02301 **Jurisdiction:** City
Size of Tract: 1550 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Closed convenience store and deli
Surrounding Land Use:
Proposed Use: Convenience store and deli **Density:**
Sector Plan: Central City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 401 McConnell St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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

Planner In Charge: Michael Brusseau

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

Staff Recomm. (Full): C-3 is a logical extension of zoning from the northeast and will allow the existing commercial building on the site to be used for the applicant's proposed business.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is consistent with the commercial building currently located on the site and will allow it to be used for business purposes.
2. The proposal is a logical extension of both the GC plan designation and C-3 zoning from the northeast, across McConnell St.
3. Since the site has been used in the past for commercial purposes and since it is already developed with a commercial building, the impact to surrounding properties should be minimal.

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. With the recommended amendment to general commercial for this site, C-3 zoning is consistent with the City of Knoxville One Year Plan.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request should not lead to future One Year Plan and rezoning requests for commercial uses in this immediate area, because most of the surrounding properties are developed with established residential uses.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

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

Date of MPC Approval: 1/13/2005 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: 2/15/2005 Date of Legislative Action, Second Reading: 3/1/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

