

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-D-07-PA **Related File Number:** 1-G-07-RZ
Application Filed: 11/29/2006 **Date of Revision:**
Applicant: PHIL SAVAGE
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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Western Ave., southeast of McKamey Rd.
Other Parcel Info.:
Tax ID Number: 93 A B 044 & 044.01 **Jurisdiction:** City
Size of Tract: 3.54 acres
Accessibility: Access is via Western Avenue a two lane, major arterial street with 45' of pavement within a 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Gymnastics/cheerleading
Surrounding Land Use:
Proposed Use: Continue gymnastics/cheerleading **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed site is within an area of office and retail uses that have developed under C-3, C-4 and O-1 zones.

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

Street: 5335 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was designated Office and rezoned O-1 in 1985.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (Office, Medium Density Residential)
Requested Plan Category: GC (General 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 GC (General Commercial) designation for the southern half of the site. Applicant requested GC for all the site.

Staff Recomm. (Full):

Extension of the GC designation on this site to the depth of the adjoining GC would be compatible with surrounding development, while maintaining an office buffer for the residential uses to the north of this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A General Commercial designation and C-3 zoning on the southern half of this site are appropriate within this mixed use area, which contains businesses and residences within R-1, O-1, C-3 and C-4 zones with frontage to Western Avenue.
2. Uses allowed under C-3 zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes both C-3 and C-4 zoning; leaving the north part of the site O-1 will ensure that retail uses do not abut the residential lots to the north of the site.
3. The requested C4 zone permits outdoor display of merchandise with its exterior light and noise, which are not deemed appropriate for this site

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial development of part of this site can be accommodated by Western Ave.
3. Commercial development of this site will have no impact on schools.
4. C-3 zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes Mixed Use O/MDR for the site.
2. This site is located within the Urban Growth Area (inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved as Modified

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action:

GC (General Commercial) for the front parcel 93AB044.01 only

Date of MPC Approval:

1/11/2007

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:

2/13/2007

Date of Legislative Action, Second Reading: 2/27/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved-
Emergency-as
Modified

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Approved both parcels of property to General Commercial

Effective Date of Ordinance: