

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-G-04-PA **Related File Number:** 1-S-04-RZ
Application Filed: 12/15/2003 **Date of Revision:**
Applicant: C. RANDY MASSEY
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Edger St., south side Drinnen Ave., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 109 P F 010 **OTHER:** (PORTION NORTHEAST OF PARC **Jurisdiction:** City
Size of Tract: 0.75 acres
Accessibility: Access is via Drinnen Ave., a local street with 22' of pavement within a 40 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office, freezer, garage and storage for ice cream vending business. **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of emerging commercial development zoned C-3 that is displacing older residential housing units developed under R-2 zoning.

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

Street:
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:
Extension of Zone: Yes
History of Zoning: None noted for this site, but other nearby property has been converted to GC and C-3 in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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

Staff Recomm. (Full):

The GC Commercial designation is a continuation of the recent redevelopment trend of this area. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-3 zoning will allow commercial development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. GC designation and C-3 zoning permit the proposed use and are consistent with the One Year plan designation and C-3 and C-4 zoning on abutting properties.
3. The C-3 zone will allow development compatible with surrounding non-residential development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed GC One Year Plan amendment and C-3 zoning would allow the property to be developed as proposed by the applicant.
3. The C-3 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The General Commercial designation and C-3 zone permit development of similar intensity to the adjoining non-residential uses to the north and east that are supported by the South City Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action:

APPROVE GC (General Commercial)

Date of MPC Approval:

1/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

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: