

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-I-09-RZ **Related File Number:**
Application Filed: 11/26/2008 **Date of Revision:**
Applicant: ASSOCIATED GENERAL CONTRACTORS OF AMERICA, KNOXVILLE BRANCH

PROPERTY INFORMATION

General Location: Northwest side Morris Ave., northeast side McClain St.
Other Parcel Info.:
Tax ID Number: 94 P B 021 **Jurisdiction:** City
Size of Tract: 0.52 acres
Accessibility: Access is via Morris Ave., a local street with an 18' pavement width within a 38' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building & car lot
Surrounding Land Use:
Proposed Use: Training facility **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a light industrial area zoned I-3 and C-6 that consists of mixed uses, including newer businesses and older residences.

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

Street: 3219 Morris Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, the property directly to the west is zoned C-6.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Kelley Schlitz

Staff Recomm. (Abbr.): Recommend that City Council APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is consistent with the One Year Plan and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern. According to the applicant, this property will be combined with the existing C-6 zoned property located directly to the west of the site for a training facility.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY GENERALLY:
1. C-6 zoning is appropriate for this mixed use area which contains businesses and residences. C-6 zoning requires administrative site plan review by MPC staff prior to construction. This review will help to minimize impacts to any remaining residential uses in the area and address any issues with the development of the property.
2. A higher quality development should result from the stricter development standards that apply in the C-6 zone, as compared to other commercial zones.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. C-6 zoning is consistent with the existing C-6 zoning located to the west of the subject property.
2. Uses allowed under C-6 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

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 street traffic and no impact on schools.
3. The impact of the proposal on adjacent properties will be minimized during the C-6 review process.
4. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes light industrial uses for the site. The One Year Plan lists C-6 as an acceptable zone to be placed within the light industrial designation.
2. The Central City Sector Plan proposes light industrial uses for the site.

MPC Action: Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: C-6 (General Commercial Park)

Date of MPC Approval: 1/8/2009

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: 2/10/2009

Date of Legislative Action, Second Reading: 2/24/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: