# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-M-06-PA Related File Number:

Application Filed: 12/13/2005 Date of Revision: 2/28/2006

Applicant: JENNIFER WOLF

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

**General Location:** East side Martin Mill Pike, south side Keeble Ave.

Other Parcel Info.:

Tax ID Number: 123 A C PORTION OF 001 OTHER: MAP ON FILE AT MP Jurisdiction: City

Size of Tract: 0.56 acres

Access is via Martin Mill Pike, a minor arterial street with 22' of pavement within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residences

**Surrounding Land Use:** 

Proposed Use: Any use permitted Density:

Sector Plan: South City Sector Plan Designation: Office

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

Neighborhood Context: This developed residential property is adjacent to commercial uses to the south and west and

residential uses to the east, developed within R-2, C-1 and C-3 zones.

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

Street: 4104 Martin Mill Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone: Yes

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

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# 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 NC (Neighborhood Commercial) One Year Plan designation. (Applicant requested GC.)

Staff Recomm. (Full): Neighborhood commercial uses are more compatible with the surrounding development and zoning

pattern and will protect the adjoining residential uses form more intense commercial uses allowed under

GC permitted commercial zones.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC proposal is less compatible than the staff recommended NC designation with the scale and intensity of the surrounding commercial and residential development and C-1, O-1 and R-1A zoning.

2. The subject property is located within an LDR designated area adjacent to GC designated property

to the south and west and single family dwellings to the east, southeast and northeast.

3. The proposed plan amendment and rezoning for C-3 permitted uses would be an intrusion into an established neighborhood.

4. If approved, this proposal may set a precedent to allow future non-residential plan amendment and zoning requests which could negatively impact the neighborhood.

5. The request will have a negative impact of the effort to restore the Vestal neighborhood commercial center at Martin Mill Pike and Ogle Ave.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal would have a minimal impact on streets and no impact on schools.
- 3. The GC request is not compatible with adjoining residential development and will have a negative impact on the established residential housing along Keeble St. The recommended NC designation will reduce the impact by reducing the range of permitted commercial uses

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With approval of the requested GC amendment or the recommended NC designation, C-3 or C-1 zoning would be consistent with the City of Knoxville One Year Plan.
- 2. The South City Sector Plan proposes office uses for this site.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request may lead to future One Year Plan and rezoning requests for commercial uses on adjacent residential properties in this area, especially properties with frontage on W. Martin Mill Pike.

MPC Action: Approved MPC Meeting Date: 3/9/2006

**Details of MPC action:** 

**Summary of MPC action:** Approval of NC (Neighborhood Commercial)

Date of MPC Approval: 3/9/2006 Date of Denial: Postponements: 1/12-2/9/2006

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/11/2006 Date of Legislative Action, Second Reading: 4/25/2006

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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