

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-N-05-PA **Related File Number:**
Application Filed: 12/23/2004 **Date of Revision:**
Applicant: SANDRA K. CLINE
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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side Tennessee Ave., northeast of Hawkins St.
Other Parcel Info.:
Tax ID Number: 94 A C 003 **Jurisdiction:** City
Size of Tract: 0.16 acres
Accessibility: Access is via Tennessee Ave., a minor collector street with 36' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartment and vacant business space.
Surrounding Land Use:
Proposed Use: Bar and grill with apartment on second floor. **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in an area of older housing and an established industrial foundry within R-1A and I-4 zones.

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

Street: 1940 Tennessee Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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.): DENY GC (General Commercial) designation

Staff Recomm. (Full): Although this site is developed with a building that includes vacant commercial space, the space has been vacant for so long that it could not be reopened as a business without obtaining commercial zoning and parking variances. Reopening the business would also adversely impact the residential character of the area. The sector plan proposes low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. General commercial uses are not appropriate adjacent to the single family residential uses located to the east, west and south of the site.
2. The subject property fronts on Tennessee Ave., which is zoned R-1A and developed with single family uses in this block. The GC designation would allow a request for C-3 zoning, which would permit inappropriate commercial uses to be located in close proximity to the single family uses.
3. The front portion of the property is currently developed with a building, part of which includes vacant commercial space. This space could be converted to residential use under the R-1A zone.
4. There are properties in the vicinity which are already designated for GC uses and/or zoned C-3, which may be utilized for the proposed use.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. If approved, this proposal could significantly impact on-street parking and adjacent residences.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes low density residential uses for the entire site.
- 2. The current City of Knoxville One Year Plan designation of LDR on the site is appropriate and should be maintained.
- 3. This request could generate similar requests for non residential zoning in this area in the future, which would allow further intrusion into the established neighborhoods to the south and southeast.

MPC Action: Denied

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: DENY GC (General Commercial)

Date of MPC Approval:

Date of Denial: 1/13/2005

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: