

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

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File Number: 1-P-05-RZ **Related File Number:**
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: EBCO, INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest side Lamar St., southeast side Third Ave.
Other Parcel Info.:
Tax ID Number: 94 D K 002 **Jurisdiction:** City
Size of Tract: 0.38 acre
Accessibility: Access is via Lamar St., a local street with 35' of pavement width within 65' of right of way, or Third Ave., a local street with 37' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/warehouse space
Surrounding Land Use:
Proposed Use: Use existing structure for wholesale distribution of pre-manufactured products. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses along N. Central St., under C-3 zoning. There is a residential neighborhood to the north, zoned R-1A/H-1.

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

Street: 621 Lamar St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is similar to the current zoning of the property, but allows wholesaling uses and requires administrative site plan approval from MPC staff on any new development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-6 zoning is similar to the current C-3 zoning in permitted uses, except that the zone allows light industrial and wholesaling uses, as proposed by the applicant.
2. Under the regulations of the C-6 zone, administrative site plan approval from MPC will be required for any new development on the property.
3. The C-6 zone has more specific development requirements such as landscaping, than the C-3 zone, which may improve the appearance of the site during redevelopment.
4. The applicant intends to use the existing building for the proposed use, with some improvements planned.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools and a minimal impact on streets. The two streets that the property fronts on are both more than 35' in pavement width and truck traffic is expected to access the loading dock located on the southwest side of the existing building from N. Central St.
3. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern, and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Knoxville One Year Plan proposes commercial uses for the site, consistent with the proposal.
2. The Central City Sector Plan proposes mixed uses for the site, consistent with the proposal.
3. This request may generate future requests for C-6 zoning on surrounding parcels.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

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

Date of MPC Approval: 1/13/2005 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: 2/15/2005 Date of Legislative Action, Second Reading: 3/1/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Withdrawn (refund fee)

Effective Date of Ordinance: