

# 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:** 10-B-01-RZ                      **Related File Number:**  
**Application Filed:** 9/5/2001                      **Date of Revision:**  
**Applicant:** CARSON ARCHER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side of E. Magnolia Ave., northeast side of Randolph St.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 A L 001                      **Jurisdiction:** City  
**Size of Tract:** 0.14 acres  
**Accessibility:** Access is via E. Magnolia Ave., a major arterial street having 4 lanes and center turn lane within 105' of right of way, or via Randolph St., a local street with 38' of pavement width and 65' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Auto repair / car wash  
**Surrounding Land Use:**  
**Proposed Use:** Auto repair / car wash                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with commercial and light industrial uses under C-3 and I-2 zoning.

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

**Street:** 702 E Magnolia Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**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: MAB

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

Staff Recomm. (Full): C-6 zoning for this site is compatible with the surrounding land uses and zoning pattern, and is appropriate for the current use of the property.

Comments: The Central City Sector Plan proposes light industrial (LI) use for this site. C-6 is a zoning district listed under the LI designation. Although the property will not meet all of the area requirements of the C-6 zoning district, the use is pre-existing. If the property were to be redeveloped for a different use, it will be required to come into compliance with the C-6 requirements. This would include required site plan approval from MPC staff. The current use of the property for auto repair and a car wash is compatible with surrounding development in the area.

MPC Action: Approved MPC Meeting Date: 10/11/2001

Details of MPC action:

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

Date of MPC Approval: 10/11/2001 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: 11/13/2001 Date of Legislative Action, Second Reading: 11/27/2001

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: