

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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-11-PA

Related File Number: 10-D-11-RZ

Application Filed: 8/19/2011

Date of Revision:

Applicant: KEN FRAZIER

PROPERTY INFORMATION

General Location: Northeast side Western Ave., northwest of Hinton Dr.

Other Parcel Info.:

Tax ID Number: 93 B B 033 & 034

Jurisdiction: City

Size of Tract: 1.7 acres

Accessibility: Access is via Western Ave., a major arterial street with 20' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted by C-4 zoning

Density:

Sector Plan: Northwest City **Sector Plan Designation:** C & SLPA

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

Neighborhood Context: Properties fronting along this section of Western Ave. are developed primarily with commercial uses under C-3, C-4 and SC-1 zoning.

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

Street: 4515 Western Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC from the southeast

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:

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.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): GC is an extension of the plan designation from the east, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the site.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - Western Avenue is currently undergoing road improvements in this area, which will further enhance the suitability of this property for commercial uses.

B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes low density residential uses for this site, which is consistent with the current R-1 zoning. The One Year Plan is not consistent with the sector plan, which proposes commercial for the site. The proposed amendment will bring the plan into consistency with the proposed C-4 zoning, as well as the current sector plan.

C. CHANGES IN GOVERNMENT POLICY - This is an area that is already developed with commercial uses, which are appropriate along a major arterial street such as Western Ave. The commercial uses of this site will have a minimal impact on surrounding properties.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Approval of GC for this site is an extension of the already established commercial development that has occurred on both sides of Western Ave. in this area.

Action: Approved

Meeting Date: 10/13/2011

Details of Action:

Summary of Action: GC (General Commercial)

Date of Approval: 10/13/2011

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: 11/15/2011

Date of Legislative Action, Second Reading: 11/29/2011

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: