

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-H-03-PA **Related File Number:**
Application Filed: 9/16/2003 **Date of Revision:**
Applicant: SHIV-SHANKAR HOSPITALITY, INC. D/B/A BEST INN
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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest corner Ailor Ave. at Citico St.
Other Parcel Info.:
Tax ID Number: 94 K T 003 **Jurisdiction:** City
Size of Tract: 19000 square feet
Accessibility: Access is via Ailor Ave., a four lane one way major collector in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Motel
Surrounding Land Use:
Proposed Use: Motel **Density:** N/A
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This motel site is one of several office and general business uses that have developed along the north side of I-40/75 within I-2, C-3 and O-1 zones.

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

Street: 2016 Ailor Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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): GC designation would be contrary to the adopted One Year and Sector Plan proposals for Office use for properties located on the south side of Ailor Ave. in this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The GC designation would allow a monument sign on this site that would be oriented to interstate traffic. This request would lead to additional commercial zoning requests along Ailor Ave., contrary to the sector plan proposal for office uses.
2. General commercial designation on this small parcel would be contrary to the designation of the rest of the property in this block and allow C-3 zoning that is incompatible with the block's O-1 zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial designation of this site can be accommodated by surrounding street system
3. General commercial development of this parcel will have no impact on schools.
4. The effect of GC designation and C-3 zoning on adjacent properties could be substantial since it would likely lead to additional requests for more intensive commercial development in this mixed use area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes office uses for this parcel.
2. The parcels are located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Denied

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: DENY GC (General Commercial)

Date of MPC Approval: Date of Denial: 10/9/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

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:

