# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-J-05-RZ Related File Number:

**Application Filed:** 9/1/2005 **Date of Revision:** 

Applicant: KENN DAVIN

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# **PROPERTY INFORMATION**

**General Location:** West side N. Fourth Ave., north side Gill Ave.

Other Parcel Info.:

Tax ID Number: 82 P A 028-030 Jurisdiction: City

Size of Tract: 0.45 acre

Accessibility: Access is via N. Fourth Ave., a local street with 32' of pavement within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: One residence

**Surrounding Land Use:** 

Proposed Use: Offices Density:

Sector Plan: Central City Sector Plan Designation: Light Industrial

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

**Neighborhood Context:** This site is within a older historic residential neighborhood that was zoned industrial years ago for

redevelopment that never occurred. Over the years, a number of the houses in the area, including this

structure, have been renovated for both residential and non-residential uses.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) / H-1 (Historic Overlay) and I-3 (General Industrial) / H-

1 (Historic Overlay)

Former Zoning:

Requested Zoning: C-3 (General Commercial) / H-1 (Historic Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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

Ken Pruitt Planner In Charge:

Staff Recomm. (Abbr.): APPROVE C-3/H-1 (General Commercial)/(Historic Overlay) zoning

Staff Recomm. (Full): C-3 with the historic overlay is compatible with other development and zoning in the area and will permit

the applicant to have his business and residence on the site. The C-3/H-1 zoning is less intensive than the existing I-2 and I-3 zones and consistent with surrounding uses. The sector plan proposes light

industrial use for the site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. The surrounding properties are zoned I-3, I-2 and H-1 and developed with commercial, residential

and related uses along N. Fourth Ave.

2. C-3/H-1 zoning will allow the renovated site to be used for both residential and business use and

protect the integrity of the historic structure.

3. C-3 zoning is compatible with the surrounding I-3, I-2, O-1 and C-3 zoning and development pattern.

4. Development permitted under C-3 zoning is compatible with the light industrial and commercial uses on the surrounding properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have minimal impact on streets and no impact on schools.

3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on

adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes light industrial use for this site. The Mixed Use One Year Plan proposal

permits C-3 as one of the appropriate zones.

2. The site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-

Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on November 8 and 22, 2005. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15

days to appeal an MPC decision in the City.

MPC Action: Approved MPC Meeting Date: 10/13/2005

**Details of MPC action:** 

**Summary of MPC action:** APPROVE C-3 (General Commercial)/H-1 (Historic Overlay)

Date of MPC Approval: 10/13/2005 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, Second Reading: 11/22/2005 Date of Legislative Action: 11/8/2005

**Ordinance Number:** Other Ordinance Number References:

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Disposition of Case: Approved Disposition of Case, Second Reading: App	Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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