

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-K-07-PA **Related File Number:** 10-R-07-RZ
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: TERAZ INVESTMENTS

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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Western Ave., southeast side Blackstock Ave.
Other Parcel Info.: Rezoning on parcels 023 and 024 only
Tax ID Number: 94 L A 002,022-024 **Jurisdiction:** City
Size of Tract: 3.5 acres
Accessibility: Access is via Blackstock Ave., a minor collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Commercial/restaurant and industrial use **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an under developed industrial area that initially occurred under I-2 and I-3 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)
Requested Plan Category: MU (Mixed Uses) (HI-Heavy Industrial & CBD (Central Business))

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE MU (HI-Heavy Industrial/GC-General Commercial) designation. (Applicant requested MU (HI/CBD) designation.)

Staff Recomm. (Full):

A Mixed Use (HI/GC) designation will permit a wider range of zoning and permitted uses to encourage redevelopment in the area consistent with the recommendations of the I-275/ North Central Street Corridor Study of 2007.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Although the requested CBD designation and C-2 zoning would be an extension of the CBD and C-2 zoning located to the southeast of the site, it is not consistent with the recently completed I-275/Central Street Corridor Study, which included this area for mixed use business/light industrial redevelopment under the current zones, or C-3 or C-6 zones. The requested CBD designation and C-2 zone would permit more intense development than proposed by the plan and would be out of character with the surrounding commercial, and industrial development pattern.
2. The recommended C-3 zone will allow redevelopment of the buildings on the property in the manner proposed by the applicant without changing the character of other established or proposed development in the area.
3. The recommended C-3 zone would permit redevelopment of the existing building on this small site with residential/office/retail uses in a manner that would be compatible with the established development pattern of the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested CBD designation and C-2 zoning will allow uses and a higher level of development intensity than proposed by the adopted plan for the area.
3. Approval of the CBD designation and C-2 zone would be a substantial change to the existing I-2 and I-3 zoning pattern in the area.
4. The requested CBD designation and C-2 zoning of the site would not be consistent with other zoning in the immediate area and would likely lead to other requests for C-2 zoning in this underdeveloped area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The CBD designation and C-2 zone are not consistent with the I-275/Central Street Corridor Study recommendation for business. Light Industrial redevelopment in the area. The Sector Plan proposes Heavy Industrial use reflecting the current I-2, and I-3 zoning of the area. The I275/Central Street Corridor Study proposes commercial or business park redevelopment in the area with design guidelines as a downtown gateway.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

MU (Mixed Uses) (HI-Heavy Industrial & GC-General Commercial)

Date of MPC Approval:

12/13/2007

Date of Denial:

Postponements: 10/11/2007-
11/8/2007

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 1/15/2008

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/29/2008

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: