

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-S-07-RZ **Related File Number:** 10-L-07-PA
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: MATHIS BUSH AND DAVID HARB

PROPERTY INFORMATION

General Location: Southeast side Grand Ave., southwest side Nineteenth St.
Other Parcel Info.:
Tax ID Number: 94 N B 004 **Jurisdiction:** City
Size of Tract: 23500 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Convenience store and residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1908 Grand 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-1 (Neighborhood Commercial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE C-1 (Neighborhood Commercial)

Staff Recomm. (Full):

Neighborhood Commercial zoning will allow limited commercial uses that will cater to nearby residences. The requested C-1 zoning will allow uses that will be compatible with surrounding development that includes apartments and existing and vacant industrial warehouses.

Comments:

NEED AND JUSTIFICATION FOR PROPOSAL

1. C-1 zoning is compatible with surrounding development that includes wholesale businesses and warehouses along with high density residential apartments and condominiums. This will result in removal of incompatible light industrial development from the neighborhood.
2. C-1 zoning will allow limited commercial uses along with residential units above the ground floor.

EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. There will be minimal to no impact on schools since the tenants will most likely be University students.
3. The recommended C-1 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences to the north and south will be minimal due to the limited uses permitted in the C-1 zone.
4. These requests are supported by the Historic Fort Sanders Neighborhood Association (see attached letter).

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the Central City One Year Plan to neighborhood commercial uses, C-1 zoning is compatible with the One Year Plan.
2. The subject property is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

C-1 (Neighborhood Commercial)

Date of MPC Approval:

10/11/2007

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:

11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: