

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-Z-05-RZ **Related File Number:** 10-F-05-PA
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: JACK STOOKSBURY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Brooks Ave., northeast of Dandridge Ave.
Other Parcel Info.:
Tax ID Number: 95 C H 004 **Jurisdiction:** City
Size of Tract: 0.46 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Car wash **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2128 Brooks Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: C-3 (General 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:

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY C-3 (General Commercial) zoning.

Staff Recomm. (Full): Approval of C-3 zoning for this site would be an extension of an existing, inappropriate C-3 zone. Commercial uses at this site are inappropriate because of the surrounding residential uses and R-1 zoning pattern. The existing commercial uses in the area should be limited to their current locations to the west of this site, and not expanded to the east into a viable residential area. The result could be an uncontrollable strip commercial pattern along the south side of Brooks Ave.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is not compatible with the surrounding residential development and zoning pattern.
2. Establishing a GC One Year Plan designation and expanding the existing C-3 zone for this site will make an already inappropriate spot zoning pattern larger.
3. Commercial uses should not extend east of the existing commercial along Wilder Place and Dandridge Ave. to the west. This extension would be an inappropriate intrusion into an established residential area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have some impact on the street system, depending on the use, and no impact on schools.
- 3. The requested commercial designation and C-3 zoning is not compatible with surrounding development and will have a negative impact on adjacent residential properties. Commercial development would be placed so that it would be facing residential uses across Brooks Ave. This would be an inappropriate land use pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the requested amendment to general commercial, C-3 zoning would be consistent with the City of Knoxville One Year Plan.
- 2. The East City Sector Plan proposes low density residential uses for the site, not consistent with these requests.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request may lead to future One Year Plan and rezoning requests for commercial uses on adjacent other properties in this area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 10/13/2005

Date of Withdrawal: 11/10/2005 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: