

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 11-A-03-PA **Related File Number:** 11-V-03-RZ
Application Filed: 10/27/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Johnston St., southeast of Heiskell Ave.
Other Parcel Info.:
Tax ID Number: 81 I F 025 OTHER: PART ZONED R-1A **Jurisdiction:** City
Size of Tract: 0.07 acres
Accessibility: Access is via Johnston St., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: To consolidate entire parcel within the C-1 zone to the north. **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the mixed use area developed around the Heiskell Ave./Johnston St. intersection that includes neighborhood commercial, light industrial and residential uses that have developed under C-1, C-3, I-3 and R-1A zones.

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

Street: 3130 Johnston St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses)(MDR/O)

Requested Plan Category: MU (Mixed Uses)(R-2,C-1,C-3)

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.): APPROVE MU (Mixed Use) (R-2,C-1,C-3) One Year Plan amendment designation for the entire property.

Staff Recomm. (Full): This designation will permit the property to be completely developed under C-1 zoning which now covers 75% of the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The Neighborhood Commercial designation and C-1 zoning of all this site is appropriate within this mixed use area which contains businesses, churches and residences.
2. Uses allowed under C-1 are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes C-1, C-3 and I-3 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial development of all of this site under C-1 zoning can be accommodated by Johnston St.
3. Commercial development of this site will have no impact on schools.
4. C-1 zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Light Industrial Use for the site.
2. This site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE MU (Mixed Use) (R-2,C-1,C-3)

Date of MPC Approval: 11/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/9/2003

Date of Legislative Action, Second Reading: 12/23/2003

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: