

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-G-13-RZ **Related File Number:**
Application Filed: 10/7/2013 **Date of Revision:**
Applicant: STAR SALES CO. OF KNOXVILLE, INC.

PROPERTY INFORMATION

General Location: Southwest side N. Central St., southeast side W. Churchwell Ave.
Other Parcel Info.:
Tax ID Number: 81 K K 001 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility: Access is N. Central St., a minor arterial street with 37' of pavement width within 55' of right-of-way, W. Churchwell Ave., a local street with 26' of pavement width within 50' of right-of-way, W. Oak Hill Ave., a local street with 29' of pavement width within 50' of right-of-way or Branner St., a local street with 23' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Light manufacturing and retail showroom **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties along N. Central St. are generally developed with commercial uses under C-3/IH-1 zoning, with residential uses to the rear, zoned R-2/IH-1.

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

Street: 1803 N Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

already developed with a business. The applicant is seeking C-6 zoning in order to allow some light manufacturing uses on the site.

3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.

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

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with the proposed C-6 zoning.

2. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-6 zoning district.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 11/14/2013

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay) zoning.

Date of Approval: 11/14/2013 **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: 12/10/2013

Date of Legislative Action, Second Reading: 12/19/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: