

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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www.knoxmpc.org

File Number: 11-H-03-RZ **Related File Number:**
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: STATE PROPERTIES, LLC / BUDDY CRUZE
Owner:

PROPERTY INFORMATION

General Location: East side State St., north side Main St.
Other Parcel Info.:
Tax ID Number: 95 I D 019, 20 **Jurisdiction:** City
Size of Tract: 0.43 acres
Accessibility: Access is via Sate St., a local one-way street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building and parking lot
Surrounding Land Use:
Proposed Use: Auto rental business **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 Knoxville Central Business District, which has been developed under C-2 and C-3 zones.

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

Street: 810 State St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-2 (Central Business) zoning

Staff Recomm. (Full):

C-2 zoning is consistent with other commercial zoning found in the area. The sector plan proposes commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The use of this site for auto rental is compatible with surrounding commercial zoning and uses
2. The proposed use is needed in the central business district to accommodate businesses located in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on adjacent properties, as the zoning and intensity of development permitted are compatible with surrounding development.
3. The proposed use will have no impact on either the local streets or the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial use for this site, consistent with this proposal.
2. This site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for C-2 zoning in this area, consistent with the sector plan proposal.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-2 (Central Business)

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: 12/23/2004

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: