

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-H-05-RZ **Related File Number:**
Application Filed: 10/12/2005 **Date of Revision:**
Applicant: ROSS MARSHALL
Owner:

PROPERTY INFORMATION

General Location: Southeast side Morris Ave., north side I-40
Other Parcel Info.:
Tax ID Number: 94 P C 00401 **Jurisdiction:** City
Size of Tract: 0.75 acres
Accessibility: Access is via Morris Ave., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto restoration and sales
Surrounding Land Use:
Proposed Use: Auto restoration and sales **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a light industrial area zoned I-3 and C-6 that consists of mixed uses, including newer businesses and older residences.

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

Street: 3304 Morris Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests:
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-6 (General Commercial Park) zoning

Staff Recomm. (Full): C-6 zoning is consistent with other non-residential zoning and development found in the area. The sector plan proposes light industrial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed outdoor display, as well as other uses permitted under C-6 zoning, will be compatible with the scale and intensity of the surrounding business uses and commercial and industrial zoning pattern.
2. There is I-3 and C-6 zoning located on Morris Ave. where various types of commercial businesses are located.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The proposed use will have minimal impact on streets.
3. The effect on adjacent properties will be minimal. Commercial businesses are already located on both sides of Morris Ave. in this area.
4. The C-6 zoning permits sale and outdoor display of automobiles.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for the subject property.
2. The Central City Sector Plan proposes light industrial uses for the subject property.
3. Additional requests for C-6 zoning may occur in this area, as the surrounding parcels are developed with businesses that can't operate under the current I-3 zoning requirements.

MPC Action: Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 11/10/2005

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: 12/6/2005

Date of Legislative Action, Second Reading: 12/20/2005

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: