

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: 12-B-05-RZ **Related File Number:**
Application Filed: 10/27/2005 **Date of Revision:**
Applicant: KENNETH ZACHARCZYP
Owner:

PROPERTY INFORMATION

General Location: Southwest side N. Central St., northwest side W. Baxter Ave.
Other Parcel Info.:
Tax ID Number: 81 N J 018, 019 **Jurisdiction:** City
Size of Tract: 0.25 acre
Accessibility: Access is via W. Baxter Ave., a major collector street with 38' of pavement width within 65' of right of way, or N. Central St., a minor arterial street with 65' of pavement width within 80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot, parking and restaurant
Surrounding Land Use:
Proposed Use: Automobile sales **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Businesses have been developed along N. Central St., under C-3 and C-6 zoning. W. Baxter Ave. is developed with a mix of industrial and residential uses under I-2 zoning.

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

Street: 1101 N Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-6 from the north and west.
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the north and west, is compatible with surrounding development and is consistent with the One Year Plan and sector plan proposals for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site is compatible with established business uses in the area.
3. C-6 is a logical extension of zoning from the north and west and is consistent with the One Year Plan and sector plan.
4. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits for new development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. No additional traffic will be generated as a result of this zoning change.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the site, consistent with this proposal.
2. The Central City Sector Plan proposes commercial uses for the site, which are permitted under the recommended C-6 zoning.
3. This request could lead to future requests for C-6 zoning on surrounding properties in the area, which are currently zoned I-2 or C-3.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

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

Date of MPC Approval: 12/8/2005

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: 1/3/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denied C-6

Date of Legislative Appeal:

Effective Date of Ordinance: