

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-C-09-RZ **Related File Number:**
Application Filed: 10/23/2009 **Date of Revision:**
Applicant: T. SCOTT JONES

PROPERTY INFORMATION

General Location: Northwest side Middlebrook Pike, southwest of N. Twenty-First St.
Other Parcel Info.:
Tax ID Number: 94 J H 042 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Middlebrook Pike, a four lane major arterial street within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant engineer's office
Surrounding Land Use:
Proposed Use: Law office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of industrial and commercial uses under C-3, C-4, I-2 and I-3 zoning.

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

Street: 2125 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension from the southeast. C-3 is also located one lot over to the northeast.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of zoning from the northwest.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 zoning is already established to the southeast and northeast.
3. The sector plan proposes commercial uses for the property. The One Year Plan proposes mixed uses, limited to light industrial and general commercial. C-3 zoning is consistent with both of those proposals.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of commercial development proposed, but considering the small size of the lot, it should be minimal.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and uses are located to the southeast and northeast of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-3 zoning.
2. The One Year Plan proposes mixed uses, limited to light industrial and general commercial, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
4. Approval of this request could lead to future requests for commercial zoning, consistent with the adopted plans for the area.

Action:

Approved

Meeting Date: 12/10/2009

Details of Action:

Summary of Action:

C-3 (General Commercial)

Date of Approval:

12/10/2009

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: 1/12/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/26/2010

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: