

# 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-I-07-RZ                      **Related File Number:**  
**Application Filed:** 10/29/2007              **Date of Revision:**  
**Applicant:** SUSANNE PAINTER

### PROPERTY INFORMATION

**General Location:** Southeast side E. Magnolia Ave., northeast side N. Mary St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 C F 001                      **Jurisdiction:** City  
**Size of Tract:** 17108 square feet  
**Accessibility:** Access is via E. Magnolia Ave., a five lane major arterial street, and N. Mary St., a local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Automobile repair shop  
**Surrounding Land Use:**  
**Proposed Use:** Automobile repair shop and used motor vehicle sales/rentals              **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This developed site is part of the strip commercial business and zoning pattern in place along this section of E. Magnolia Ave. within C-3, C-4, O-1, and O-2 zones.

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

**Street:** 3200 E Magnolia Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning on this developed site will allow the repair, sale and rental of autos from this site in much the same manner as occurred previously when this site was an auto repair shop. The sector plan and One Year Plan propose Commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site and other properties in the area are currently zoned and developed with commercial uses under O-1, C-3 and C-4 zones.
- 2. The C-4 zone will permit the proposed auto repair and sales use for this property which was previously an auto repair shop.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. There will be no impact on schools and minimal impact on streets.
- 3. The C-4 zoning allows commercial uses within buildings, as well as outside display of merchandise including automobiles.
- 4. The established building location will limit the outside display area available on the site while the anticipated additional commercial development generated by auto sales being permitted on this site may help to generate other redevelopment initiatives in this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East City Sector Plan proposes Commercial uses for this site.
- 2. The City of Knoxville 2007 One Year Plan Update proposes general commercial use for the property.
- 3. The site is within the Urban Growth (inside the city) Area on the Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

12/13/2007

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:

1/15/2008

Date of Legislative Action, Second Reading: 1/29/2008

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: