CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-N-03-RZ   **Related File Number:**

Application Filed: 11/24/2003   **Date of Revision:**

Applicant: HOSPITALITY PANTRIES, INC./ JIM WRIGHT, PRESIDENT

Owner:

PROPERTY INFORMATION

General Location: Southeast side W. Scott Ave., northeast side Branner St.

Other Parcel Info.:

Tax ID Number: 81 N F 13,17   **Jurisdiction:** City

Size of Tract: 0.56 acres

Accessibility: Access is via W. Scott Ave., a local street with 32' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Food pantry   **Density:**

Sector Plan: Central City   **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within an established light industrial/retail business area. The zoning of the area is I-2 and C-3.

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

Street: 122 W Scott Ave.

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:

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-3 (General Commercial) zoning
Staff Recomm. (Full):	C-3 zoning is consistent with the surrounding zoning pattern that includes both I-2 and C-3 zones. The sector plan and the One Year Plan propose retail and/or light industrial uses for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The C-3 zoning is already in place along Central St., and on the adjoining property to the northeast. These properties are developed with various retail and service businesses.
2. The C-3 zone will allow this site to be developed with a public service use similar to those fronting along Central St.
3. C-3 zoning is compatible with the adjacent land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. This proposal will place no additional demand on schools and streets.
2. Public water and sewer utilities are available to serve the site.
3. Commercial redevelopment of the subject property would not result in a substantial change for the neighborhood land use pattern. The change from I-2 to C-3 would actually be a down-zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The City of Knoxville One Year Plan proposes Mixed Use (I-2,C-3,O-1) uses for this site and surrounding property not fronting on Central St., based on the surrounding zoning and development pattern, and a GC (General Commercial) designation for the property fronting along Central St.
2. The Central City Sector Plan proposes Light Industrial uses for this site, and surrounding property not fronting on Central St., which reflects the current I-2 zoning.

MPC Action:	Approved	**MPC Meeting Date:**	12/11/2003

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval:	12/11/2003	**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:	1/20/2004	**Date of Legislative Action, Second Reading:**	2/3/2004
Ordinance Number:		**Other Ordinance Number References:**	
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other": Postponed 1/6/2004		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	