

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-Z-07-RZ **Related File Number:**
Application Filed: 11/14/2007 **Date of Revision:** 11/15/2007
Applicant: BENCHMARK ASSOCIATES, INC

PROPERTY INFORMATION

General Location: South side Ailor Ave., east side Seventeenth St.
Other Parcel Info.:
Tax ID Number: 94 K L 001, 002, 003, 004, 015, OTHER: 016 & 016.01 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Ailor Ave., a major collector street, N. Seventeenth St., a minor arterial street and Euclid Ave., a local street.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building and vacant land
Surrounding Land Use:
Proposed Use: Mini-storage facility **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by businesses that have developed under C-3 zoning.

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

Street: 1644 Ailor 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 will allow the applicant to pursue developing a mini-storage facility on this site, which would be compatible with surrounding development and zoning. The sector plan proposes Office uses for this area, although it is zoned and developed with commercial businesses. The One Year Plan proposes GC General Commercial use.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-4 zoning of this parcel will allow the site to be proposed for mini-storage facility development under a commercial zoning similar to other commercial zones found in the area.
2. The mini-storage business use proposed is a use permitted on review in the C-4 zone and requires MPC approval of a site plan prior to construction.
3. C-4 zoning is compatible with the surrounding development and zoning pattern.

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 or streets.
3. The proposed rezoning will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Office uses for the site. However, the One Year Plan proposes GC (General Commercial) for this site.
2. The site is located within the Urban Growth Area (Inside the city) of the Knoxville-Knox County-Farragut 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: