

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-4 (Highway & Arterial Commercial) zoning.**Staff Recomm. (Full):** C-4 is a logical extension of zoning from the south and is compatible with the adjacent land uses and zoning pattern.**Comments:** The Northwest City Sector Plan designates this property for commercial uses. This site was rezoned to C-5 (Tourist Commercial) in conjunction with the World's Fair in 1981. The C-4 zoning district requires a 50-foot side yard setback from residentially zoned property which will minimize the impact on the residential properties to the northeast and northwest across Ball Camp Pike. The established residential lots to the northeast are deep lots with slopes and trees in the rear portions, providing a natural buffer from the subject property.

According to the application submitted by the applicant, the current use of the property is for used car storage, which is an illegal use in the C-5 zoning district. The applicant's proposed use of the property for used car sales is legal in the recommended C-4 zoning district.

MPC Action: Approved **MPC Meeting Date:** 2/14/2002**Details of MPC action:****Summary of MPC action:** APPROVE C-4 (Highway & Arterial Commercial)**Date of MPC Approval:** 2/14/2002 **Date of Denial:** **Postponements:****Date of Withdrawal:** **Withdrawn prior to publication?:** **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** City Council**Date of Legislative Action:** 3/19/2002 **Date of Legislative Action, Second Reading:** 4/2/2002**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:**