

# CASE SUMMARY

## APPLICATION TYPE: REZONING



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 2-E-04-RZ  
**Application Filed:** 1/8/2004  
**Applicant:** DAVID DUGGER  
**Owner:**

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northeast side Wilder Place, east of Saxton Ave., north of Dandridge Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 C L 024 **Jurisdiction:** City  
**Size of Tract:** 0.23 acre  
**Accessibility:** Access is via Wilder Place, a local street with 100' of right of way and 30' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Unoccupied single family residential  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of neighboring air conditioning contracting business **Density:**  
**Sector Plan:** East City **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The corner of Wilder Place and Brooks Ave., directly south of this site, is developed with commercial uses under C-3 zoning. The rest of the surrounding area is developed with residential uses under R-1 zoning.

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

**Street:** 1000 Wilder Pl  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** MPC approved a One Year Plan Amendment to Commercial on 1/8/2004 (1-C-04-PA).  
**Extension of Zone:** Yes, extension of C-3 from the south.  
**History of Zoning:** MPC approved a One Year Plan amendment to GC on 1/8/04 (1-C-04-PA).

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is a logical extension of zoning from the south.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The applicant is proposing to combine this parcel with the adjacent commercially developed parcel to the south, for an expansion of the business.  
2. The C-3 zone is a logical extension of commercial zoning from the south.  
3. The property is located directly across from Saxton Ave.'s intersection with Wilder Place, so this proposal does not place a new commercial use directly facing a residential use. Commercial uses, however, should not be extended any further north at this time.

#### **THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools and minimal impact on streets resulting from this proposal.
3. The recommended C-3 zoning will have minimal impact on adjacent properties, since the subject property is being added to a much larger lot, containing an established commercial business.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East City Sector Plan proposes low density residential use of this site, but the request is a logical extension of C-3 zoning and commercial use from the south.
2. MPC approved an amendment of the City of Knoxville One Year Plan from LDR to GC at the January 8, 2004 meeting (1-C-04-PA).
3. Staff would not be likely to support any future requests for commercial plan designations or zonings north of this property at this time. There may be future requests for commercial to the west and south, around the intersection of Wilder Place with Dandridge Ave. and Brooks Ave.

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

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

Date of MPC Approval: 2/12/2004

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: 3/16/2004

Date of Legislative Action, Second Reading: 3/30/2004

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:**