

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-E-05-RZ **Related File Number:**
Application Filed: 1/10/2005 **Date of Revision:**
Applicant: TOWE ESTATE
Owner:

PROPERTY INFORMATION

General Location: North side Grainger Ave., east of N. Broadway
Other Parcel Info.:
Tax ID Number: 81 E E 053 **Jurisdiction:** City
Size of Tract: 1.09 acres
Accessibility: Access is via Grainger Ave., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair
Surrounding Land Use:
Proposed Use: Auto conversion and sales for handicapped **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the strip commercial development that is found along N. Broadway within SC-2, C-3 and C-4 zones.

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

Street: 1311 Grainger 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: Property was zoned C-3 in 1966.

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-6 (General Commercial Park) zoning. Applicant requests C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): C-6 zoning will permit the proposed use of the site, but not the full range of the intrusive C-4 outdoor sale and product display uses that can adversely impact the adjoining historic residential neighborhood. The sector plan proposes commercial use for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended C-6 zoning will allow the proposed use and is compatible with the scale and intensity of the adjacent C-3 zoning pattern.
2. The C-6 zone will allow uses compatible with the scale and intensity of surrounding commercial and residential development.
3. The C-6 requires staff approval of any redevelopment proposal prior to issuance of a building permit.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The C-6 rezoning will allow the property to be developed in a similar manner to the C-3 property along N. Broadway. The C-6 zone will also ensure that the access easement from N. Broadway to the site is used as the sole means of access to the property.
3. The recommended C-6 zone should have less impact on surrounding residential and commercial development than the requested C-4 zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended C-6 zone is supported by the Central City Sector Plan and is consistent with adjoining commercial zoning to the west.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on March 1, 2005. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved as Modified

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 2/10/2005

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: 4/26/2005

Date of Legislative Action, Second Reading: 5/10/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": postponed 3/15, 3/29

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: