

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: 2-H-04-RZ **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: CAROLYN HICKS
Owner:

PROPERTY INFORMATION

General Location: South side E. Burwell Ave., east of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 F S 002 **Jurisdiction:** City
Size of Tract: 0.16 acre
Accessibility: Access is via Burwell Ave., a local street with 60' of right of way and 30' of pavement width. Access may also be gained via alleys along the southeast and southwest sides of the property, which have 10' rights of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Apartments and beauty shop **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties fronting on N. Central St. are developed with commercial uses under C-3 zoning. The neighborhood to the northeast of N. Central St. is developed with medium and low density residential uses under R-2 zoning.

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

Street: 116 E Burwell Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: MPC approved a One Year Plan amendment to Office for this site on 1/8/04 (1-I-04-PA).
Extension of Zone: No
History of Zoning: MPC approved a One Year Plan amendment from MDR to O on 1/8/04 (1-I-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 O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): Uses permitted under O-1 zoning are similar in intensity to medium density residential uses, for which the property is now being used under the R-2 zoning. The property is located between commercial uses and residential uses, so office zoning will allow good transitional use of this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is currently being used for apartments under R-2 zoning. Office uses are similar in intensity and impact to uses permitted under R-2 zoning.
2. The property is located between commercial uses and residential uses, so an office use on this parcel will create a transition between the uses.
3. The applicant proposes to open a beauty shop at this location, which requires O-1 zoning.
4. A similar property located 200 feet to the northwest along E. Morelia Ave. is already zoned O-1.

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 O-1 zoning will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes low density residential use of this site, but the property is zoned R-2, which allows development that is similar in intensity and impact to O-1 zoning.
2. MPC approved an amendment of the City of Knoxville One Year Plan from MDR to O at the January 8, 2004 meeting (1-1-04-PA).
3. Staff would anticipate future requests for office designations and zoning on properties located behind commercial businesses on N. Central St. Care should be taken in allowing this expansion to intrude into the residential area to the east.

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical & Related Services)

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: