

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-L-07-RZ **Related File Number:**
Application Filed: 1/3/2007 **Date of Revision:**
Applicant: RODNEY NAPIER, JR.

PROPERTY INFORMATION

General Location: Southeast side Jennings Ave., northeast side Tyson St.
Other Parcel Info.:
Tax ID Number: 94 D P 001 **Jurisdiction:** City
Size of Tract: 0.28 acre
Accessibility: Current access is via Jennings Ave., a local street with 32' of pavement width within 50' of right of way. On-street parking appears to be permitted on both sides of the street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Specialty car repair and sales **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of dwellings, warehouse structures, businesses and outdoor storage yards, under C-2 and C-3 zoning. The historic Old Gray Cemetery is located to the southwest of the site, zoned O-2/H-1.

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

Street: 200 Jennings Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 zoning from the northwest
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: Michael Brusseau

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

Staff Recomm. (Full): C-3 is a logical extension of zoning from the northwest, is compatible with surrounding development and zoning and is consistent with the One Year and sector plan designations for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-3 is a logical extension of zoning from the northwest.
2. C-3 is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. C-3 zoning will allow the property to be developed with general commercial uses, consistent with the sector plan and One Year Plan proposals for the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The applicant's proposed use of auto repair is clearly allowed in the requested C-3 zone. However, auto sales may not be permitted in C-3. It is staff's understanding that the primary business is auto repair, which is the main reason for this rezoning request. Auto repair is clearly prohibited under the current C-2 zoning of the site.
- 3. The impact to surrounding properties will be minimal, as most are developed with commercial or warehouse/distribution uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposal.
- 2. The City of Knoxville One Year Plan proposes CBD (Central Business District) uses for this site, consistent with the proposal. The One Year Plan lists C-3 as an acceptable zone within CBD designated areas.
- 3. This proposal could lead to future requests for C-3 zoning in the area, on properties that are currently zoned C-2.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

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

Date of MPC Approval: 2/8/2007

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: 3/13/2007

Date of Legislative Action, Second Reading: 3/27/2007

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: