CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-N-06-RZ Related File Number:

Application Filed: 1/12/2006 **Date of Revision:**

Applicant: STEVE KILLIAN

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side White Ave., southwest of Seventeenth St.

Other Parcel Info.:

Tax ID Number: 108 C D 02301 Jurisdiction: City

Size of Tract: 1 acre

Access is via White Ave., a local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot

Surrounding Land Use:

Proposed Use: Any use permitted by C-7 District Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This parking lot is part of the Cumberland Avenue retail area serving the Fort Sanders neighborhood

and UT campus and zoned C-3 and C-7.

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

Street: 1712 White Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: C-7 (Pedestrian Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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-7 (Pedestrian Commercial) zoning

Staff Recomm. (Full): C-7 zoning is consistent with surrounding retail commercial zoning. The One Year Plan proposes GC

uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-7 zone is consistent with the current use and will be compatible with the scale and intensity of

the surrounding business uses and commercial zoning pattern.

2. There are C-3 and C-7 zones located in the surrounding area where various types of commercial

businesses are located.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.

2. The property is located on a one way street and will have little impact on streets.

3. The effect on adjacent properties will be minimal since the property is already zoned commercial and

businesses are located throughout this area.

4. The C-7 zoning requires the C-7 Design Review Board approval of a development plan prior to redevelopment of the site which should ensure that any new development will be consistent with the

community's long range plans.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes commercial uses for the subject property.

2. The Central City Sector Plan proposes commercial uses for the subject property.

3. There may be additional requests for C-7 zoning in this area, as the surrounding parcels are more

intensely developed with C-7 business and residential uses in the C-7 zone.

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: Approval of C-7 (Pedestrian Commercial) zoning

Date of MPC Approval: 2/9/2006 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: 3/14/2006 Date of Legislative Action, Second Reading: 3/28/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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