CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-A-04-RZ Related File Number:

Application Filed: 2/10/2004 Date of Revision:

Applicant: CHARLES ENGLISH

Owner:



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

PROPERTY INFORMATION

General Location: Northwest side Cluster Ave., east of Sano St.

Other Parcel Info.:

Tax ID Number: 70 L A 19, 20 Jurisdiction: City

Size of Tract: 7200 square feet

Accessibility: Access is via Cluster St., a local street, with 15 ft. of pavement within a 30 ft. ROW.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Residential and office use Density:

Sector Plan: East City Sector Plan Designation: Light Industrial

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

Neighborhood Context: The subject property is located in a small, single-family residential area that is zoned I-2. The housing

on the north side of Cluster St. is developed on small lots of record. Other properties in the area have

been developed consistent with the existing industrial zoning in place.

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

Street: 3929 Cluster St.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this property.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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

Michael Brusseau Planner In Charge:

Staff Recomm. (Abbr.): APPROVE O-1 zoning as requested

Staff Recomm. (Full): The approval of the O-1 zone would be a downzoning from the property's current I-2 classification. The

One-Year Plan designates this site for Mixed Use development, limited to Light Industrial and General Commercial uses. The O-1 zone is an appropriate zone under the General Commercial designation.

The East City Sector Plan designates this site for Light Industrial development.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. The subject property is an older, residential area that is designated for non-residential development on both the One Year Plan and the East City Sector Plan. This request is consistent with the plan

recommendations that call for a change in the overall land use pattern over time.

2. One other property in the area has been rezoned to a non-residential zone other than I-2. Larger properties to the west have been developed with uses under the I-2 zone, but the residential area surrounding the subject property has not. It is anticipated that other requests may follow for changing the area's I-2 zoning to other commercial or office zones consistent with the One Year Plan.

3. The property and the surrounding residential area has been zoned I-2 since the early 1980's, but the

primary land use pattern has remained single-family residential.

THE EFFECTS OF THE PROPOSAL

1. The request for an office/residential use on the subject property will only have minimal impact on area schools and streets, even though the pavement width of the Cluster Avenue is only approximately 15 ft. Public water and sewer services are available to serve this site

2. Since part of the property is slated to be used for residential, the impact on adjacent residential properties should be minimal. Properties in the area could be developed with industrial uses under the existing I-2 zoning, which would have a much greater impact on the area's residential uses than the uses proposed by the applicant.

3. It is anticipated that over time, additional properties in this area will be proposed for rezoning to a non-residential zone other than I-2. Development under I-2, however, would be a better possibility if several properties could be combined to make larger, more developable tracts.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed rezoning is consistent with the One Year Plan designation for the property, which proposes Mixed Use development, limited to Light Industrial and General Commercial uses.

2. The East City Sector Plan proposes Light Industrial development for the area, consistent with the area's I-2 zoning.

3. The property is situated in the Urban Growth Area (Inside City Limits), as designated by the Growth Policy Plan.

Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

MPC Action:

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

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Date of Legislative Action: 4/13/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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