

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: 3-B-06-RZ **Related File Number:**
Application Filed: 2/9/2006 **Date of Revision:**
Applicant: JOHN MICHAEL ELLIOTT
Owner:

PROPERTY INFORMATION

General Location: Northwest side Arthur St., northeast side McGhee Ave.
Other Parcel Info.:
Tax ID Number: 94 F H 01101 **Jurisdiction:** City
Size of Tract: 0.08 acres
Accessibility: Access is via Arthur St., a two lane, local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two apartments
Surrounding Land Use:
Proposed Use: Restaurant and apartments **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This structure is part of the historic Mechanicsville neighborhood that includes residences, offices and limited commercial uses that have developed under R-1A, O-1 and C-6 zones

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

Street: 501 Arthur St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)/H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)/H-1 (Historic Overlay)
Previous Requests: A One Year Plan amendment to NC was approved 1/12/2006. (1-L-06-PA)
Extension of Zone: No
History of Zoning: A One Year Plan amendment to NC was approved in January 2006 by MPC (1-L-06-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-1 (Neighborhood Commercial)/ H-1 (Historic Overlay) consistent with the approved One Year Plan amendment heard by MPC in January 2006.(1-L-06-PA)

Staff Recomm. (Full): C-1 zoning of this site will allow a portion of this historic structure to be used for commercial purposes in a similar manner to the way it was operated in the past.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The C-1 zone is consistent with the historic use of this property and will allow the site to be redeveloped with a commercial business.
2. The C-1 zone is compatible with surrounding uses which include residential, office and a city fire station.
3. The C-1 zone will allow redevelopment of the site and provide the appropriate zoning to develop the proposed commercial portion of the building to meet the needs of the residents of Mechanicsville, downtown and the surrounding area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The C-1 zoning is compatible with surrounding development and the small size of the parcel and will have a minimal impact on adjacent properties.
4. Reopening of the commercial portion of this site will require parking to be provided for the non-residential uses within 400' of the site or variances to be obtained from the Knoxville Board of Zoning Appeals. This site has never had on-site parking. The former store patrons used on-street parking or walked to the business.
5. Since the H-1 (Historic Overlay) zone will continue to be in place, there will be no negative impact on the Mechanicsville Historic District.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the approved plan amendment to NC designation, the C-1 zone will be consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes low density residential uses for the site.
3. Future One Year Plan and rezoning requests for commercial uses in this immediate area will be limited, because most of the surrounding properties are already developed.

MPC Action: Approved MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: Approval of C-1 (Neighborhood Commercial)/ H-1 (Historic Overlay)

Date of MPC Approval: 3/9/2006 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: 4/11/2006 Date of Legislative Action, Second Reading: 4/25/2005

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: