

# 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-D-09-RZ                      **Related File Number:**  
**Application Filed:** 1/26/2009              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

### PROPERTY INFORMATION

**General Location:** Northwest side of W. Anderson Ave., southwest of N. Central St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 N H 15.01                      **Jurisdiction:** City  
**Size of Tract:** 7987.5 square feet  
**Accessibility:** Access is via W. Anderson Ave., a local street with 22' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Beauty shop                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU (LI, GC, O) - One Year Plan  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This beauty shop is located in a mixed use area of older established housing and businesses that have developed under O-1, I-2 and C-3 zones.

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

**Street:** 121 W Anderson Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** 7-B-93-RZ (wrong parcel designated on the original application - correction to the zoning map)  
**Extension of Zone:** Yes  
**History of Zoning:** Property was intended for C-3 rezoning in a 1993 application (7-B-93-RZ), but was incorrectly identified.

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

Recommend that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

MPC filed this rezoning on behalf of the property owner, who applied for rezoning to C-3 in 1993 and signed an incorrect application that identified the property at 127 W Anderson Ave. for C-3 zoning (7-B-93-RZ attached). The mistake was discovered in the sale of the salon business by the owner and is being corrected by this application. C-3 zoning is consistent with the One Year Plan and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY GENERALLY:

1. C-3 zoning is appropriate for this mixed use area which contains residential, retail and service businesses and offices. C-3 zoning of this site will have no impact on any surrounding commercial and office uses in the area since the use proposed is already established on the site.
2. Development of this lot under the C-3 zone will not require any variances.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. C-3 zoning is consistent with the existing C-3 zoning located to the north, east and west of the subject property.
2. Uses allowed under C-3 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on street traffic and no impact on schools.
3. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes MU (Mixed Use) (LI, GC, O) uses for the site. The One Year Plan lists C-3 as an acceptable zone within the GC designation.
2. The Central County Sector Plan proposes light industrial uses for the site.

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

3/12/2009

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:

4/7/2009

Date of Legislative Action, Second Reading: 4/21/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**