

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-F-02-RZ **Related File Number:**
Application Filed: 2/4/2002 **Date of Revision:**
Applicant: VANDEVENTER PARTNERS, L.P.
Owner:

PROPERTY INFORMATION

General Location: East side Harry St., south of Sutherland Ave.
Other Parcel Info.:
Tax ID Number: 107 E L 20 **Jurisdiction:** City
Size of Tract: 0.26 acres
Accessibility: Access is via Harry St., a local street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Same as above
Surrounding Land Use:
Proposed Use: Management office, maintenance facility and community room for adjacent apartment complex. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is part of an older residential neighborhood that has been zoned I-2 for years and has redeveloped with a mix of light industrial, retail, service and multi-family residential uses.

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

Street: 410 Harry St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) and O-1 (Office, Medical & Related Services)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted for this site, but abutting property was zoned O-1 for apartment development in 1999.
Extension of Zone: Yes. Extension of C-6 from the northeast.
History of Zoning: None noted for this property. MPC approved a plan amendment to O and O-1 zoning on 10/14/99 for parcel 19 to the south for apartment development. (10-I-99-PA/10-M-99-RZ) MPC approved C-6 for parcel 27 to the northeast on 2/10/2000. (2-F-00-RZ)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning. (Applicant requested C-6 zoning, but has agreed to O-1.)

Staff Recomm. (Full): O-1 zoning is a logical extension from the south, will allow all the proposed uses as accessory uses to the apartments, and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: The One Year Plan designates this site for mixed uses restricted to light industrial and general commercial. The Central City Sector Plan designates the site for light industrial uses.

This property already has a building located on it, which is serving the adjacent apartment complex to the south. The current I-2 zoning of the site does not allow the building to be used for all of the proposed uses listed. O-1 zoning allows all of the proposed primary uses of the property as accessory uses serving the apartment complex to the south, which is also zoned O-1. However, the subject property (parcel 20) will have to be combined with the apartment complex property (parcel 19) in order for the proposed uses to be considered accessory uses. An accessory use is not permitted unless the primary use is on the same lot. The applicant will have to apply for one-lot subdivision with MPC and get it certified and recorded to make the property conform with the zoning ordinance.

MPC Action: Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

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

Date of MPC Approval: 3/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/16/2002

Date of Legislative Action, Second Reading: 4/30/2002

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: