# **CASE SUMMARY**

APPLICATION TYPE: REZONING

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

Application Filed: 2/9/2004 Date of Revision:

Applicant: KCDC

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### **PROPERTY INFORMATION**

General Location: Southeast side Parham St., northwest side Louise Ave., northeast side Ben Hur Ave., southeast of

Martin Luther King Jr. Ave.

Other Parcel Info.:

**Tax ID Number:** 82 O J 8-14, 34-36 **Jurisdiction:** City

Size of Tract: 2.2 acres

Accessibility: Access is via Ben Hur Ave., a major collector street with 32' of pavement within a 50' right-of-way and

Louise Ave., and Parham St., both local street with 29' of pavement within 40' rights-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residential

**Surrounding Land Use:** 

Proposed Use: Redevelopment for commercial center Density:

Sector Plan: East City Sector Plan Designation: Low Density Residential

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

Neighborhood Context: This site is part of the Five Points redevelopment area proposed for neighborhood commercial uses

now zoned C-3 and R-1.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: Requires amendment to One Year Plan. KCDC will request consideration under yearly update.

Extension of Zone: Yes

History of Zoning: None noted

### 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

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is consistent with the adjoining commercial zoning and will permit incorporation of the site

into the adjacent commercial development as envisioned by the adopted Five Points Redevelopment Plan of KCDC. The Knoxville One Year Plan was amended as part of the 2004 Annual Update to show this site for GC (General Commercial) use as reflected by the adopted Five Points Redevelopment Plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently zoned and scheduled to be developed with C-

3 uses.

2. The Five Points Redevelopment Plan calls for commercial uses for the block between Martin Luther

King, Jr. Ave and Louise Ave.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.

2. There will be no impact on schools and minimal impact on streets.

3. The C-3 zoning allows commercial uses within buildings. Outside display of merchandise is not

permitted.

4. It is anticipated that commercial development on this site will help to generate other redevelopment

initiatives in this area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes low density residential uses for this site.

2. The City of Knoxville 2004 One Year Plan Update was amended to propose general commercial use

for the property.

3. The proposal is consistent with KCDC's Five Points Redevelopment Plan. This plan was developed

as part of the City's Empowerment Zone.

MPC Action: Approved MPC Meeting Date: 3/11/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 3/11/2004 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: 4/13/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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