

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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www.knoxmpc.org

File Number: 4-A-04-RZ **Related File Number:** 4-A-04-PA
Application Filed: 3/10/2004 **Date of Revision:**
Applicant: JEFF GOODWIN
Owner:

PROPERTY INFORMATION

General Location: South side Scottish Pike, west side W. Blount Ave.
Other Parcel Info.:
Tax ID Number: 108 E D 037 **Jurisdiction:** City
Size of Tract: 0.16 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2501 Blount Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

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 C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is appropriate for the subject property because of its location at the intersection of two collector streets and directly south of a large-scale manufacturing business.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The building located on the site is a commercial-type building which appears to have been the location of a restaurant in the past. The rezoning should not result in any change in visual impact to adjacent properties.
2. The site is located at the intersection of two collector streets, which is generally appropriate for small scale businesses. The site is also just south of a large manufacturing business.
3. The proposed rezoning would allow the building to be used for commercial purposes, in conformance with the zoning ordinance.
4. The property is currently zoned I-3, which allows some more intense uses than would C-3.

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 impact to surrounding properties is minimized because a commercial-type building is already located on the property. The likely impact will be due to the added commercial activity that could occur. Rezoning the property from I-3 to C-3 will reduce the intensity of uses allowed at this location.
- 4. Also on the April MPC agenda is a request to rezone property to the north of this site from C-6 to C-2. The C-2 zone allows some of the same uses permitted in the C-3 zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment of the City of Knoxville One Year Plan to GC, the rezoning request is consistent with the plan.
- 2. Neither the current nor proposed zoning is consistent with the South City Sector Plan proposal for low density residential uses at this location.
- 3. If approved, this request could lead to future requests for commercial plan designations and zoning in the area.

If approved, these items will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

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

Date of MPC Approval: 4/8/2004 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: 5/11/2004 Date of Legislative Action, Second Reading: 5/25/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: