

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: 4-A-09-RZ **Related File Number:** 4-A-09-PA
Application Filed: 1/21/2009 **Date of Revision:**
Applicant: GARY MITCHELL

PROPERTY INFORMATION

General Location: Southeast side Blackstock Ave., north side Western Ave., west side Ramsey St.
Other Parcel Info.:
Tax ID Number: 94 L A 024.01 **Jurisdiction:** City
Size of Tract: 0.93 acres
Accessibility: Access is via Blackstock Ave., a minor collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Club and restaurant
Surrounding Land Use:
Proposed Use: Club and restaurant **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an under developed industrial area that initially occurred under I-2 and I-3 zones.

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

Street: 940 Blackstock Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: Property was rezoned C-3 in 2007. (10-R-07-RZ)
Extension of Zone: Yes for plan amendment, no for rezoning
History of Zoning: Property was rezoned C-3 in 2007 10-H-07-RZ

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-2 (Central Business District) zoning.

Staff Recomm. (Full):

C-2 is a logical expansion of Central Business District zoning from the southeast and is compatible with surrounding development and zoning. Although the current use of the property will continue, the C-2 zone allows a wider range of appropriate business uses which may help with the redevelopment of this area in our current difficult economy.

Comments:

REZONING REQUIREMENTS:

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

1. The proposed MU designation and C-2 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are logical extensions from the southeast.
3. There are many adjacent and surrounding properties in the area that are currently designated for CBD commercial uses and zoned C-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-2 zone, as described in the zoning ordinance, is for the central core of the city that includes this area. This zoning category is intended to include areas where higher intensity commercial development has displaced or is displacing industrial development, or is moving in on vacant land. Further, the regulations are designed to guide future change and facilitate redevelopment so as to discourage formation of future industrial/commercial slums. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of central business commercial activities within the central core of the community.
2. Based on the above general intent, this site is appropriate for C-2 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the commercial use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes LI uses for this site and needs to be amended with the One Year Plan to a Mixed Use designation.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for commercial uses in the area. Commercial uses are already established on numerous properties in the surrounding area.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

C-2 (Central Business District)

Date of Approval:

4/9/2009

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: 5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

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: