

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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Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 4-A-10-RZ **Related File Number:** 4-A-10-PA
Application Filed: 1/12/2010 **Date of Revision:**
Applicant: KCDC-CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: West side N. Hall of Fame Dr., north of E. Fifth Ave.
Other Parcel Info.:
Tax ID Number: 95 A A 018 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC04) (C-2, I-2)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 711 N Hall of Fame Dr
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: None noted
Extension of Zone:
History of Zoning:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

The recommended C-3 zoning is compatible with surrounding development and zoning and is a logical extension of commercial zoning from the north and east. C-3 zoning is consistent with both the sector plan and the updated 2010 One Year Plan that was approved by MPC on March 11, 2010, which allows consideration of C-3 zoning.

Comments:

REZONING REQUIREMENTS:

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

1. C-3 is a logical extension of the already established zoning to the north and east of the site.
2. The surrounding area is developed with light industrial and commercial uses under I-2 and C-3 zoning. C-3 zoning is compatible with surrounding development and zoning.
3. C-3 zoning is appropriate at this location along a minor arterial street and is supported by the sector plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. C-3 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will be minimal because the use is already in place.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to MU-SD (CC04), the recommended C-3 zoning is consistent with the City of Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The Central City Sector Plan, as amended by the recently adopted Magnolia Avenue Corridor Plan, shows this property within a mixed use special district (CC04), consistent with C-3 zoning.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 4/8/2010

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 4/8/2010

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: 5/4/2010

Date of Legislative Action, Second Reading: 5/18/2010

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: