CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-C-05-RZ Related File Number: 4-C-05-PA

Application Filed: 1/31/2005 Date of Revision: 3/28/2005

Applicant: KCDC

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South side Western Ave., east side N. Twenty-First St., west side Clyde St., northwest of Middlebrook

Pike

Other Parcel Info.: One year plan amendment on LDR portion only (map on file). 094JD048(E of N. 21st St.) -

094JG026,031,032 - 094JE029,030

Tax ID Number: 94 J G 18-20,22-25 OTHER: 094JH010,011,014,015,025(P **Jurisdiction:** City

Size of Tract: 6.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and businesses

Surrounding Land Use:

Proposed Use: Grocery store Density:

Sector Plan: Central City Sector Plan Designation: General and Neighborhood Commercial

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

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), C-4 (Highway & Arterial Commercial) and R-2

(General Residential)

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:

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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: Michael Brusseau

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

Staff Recomm. (Full): C-3 is an extension of zoning from the east and west and is compatible with surrounding development

and zoning. The sector plan proposes commercial uses for the site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. The proposal is consistent with the mixed use one year plan designation and the commercial sector

plan designation and will allow the site to be developed with a grocery store.

2. The proposal is a logical extension of both the mixed use plan designation from all sides and the C-3

zoning from the east and west.

3. The proposal will allow redevelopment of the site and provide the appropriate zoning to develop the proposed grocery store to meet the needs of Mechanicsville, downtown and other residents in the area.

4. The Partnership for Neighborhood Improvement (PNI) Board of Directors rated the Mechanicsville Grocery Store as a high priority project. In August of 2003, the PNI Board approved a contract that utilizes 1.2 million dollars of Empowerment Zone funds to implement this project.

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 recommended C-3 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

4. The public streets within the site have been approved by MPC for closure and the parcels will be combined into one lot of record prior to the development of the grocery store.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to mixed uses for a portion of this site, C-3 zoning is consistent with the City of Knoxville One Year Plan.

2. The Central City Sector Plan proposes commercial uses for the site, consistent with this proposal. 3. Future One Year Plan and rezoning requests for commercial uses in this immediate area will be

limited, because most of the surrounding properties on the south side of Western Ave. are already developed with or zoned for businesses. The subject property is one of the only sites in the area that

does not have an established use.

MPC Action: Approved MPC Meeting Date: 4/14/2005

Details of MPC action:

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

Date of MPC Approval: 4/14/2005 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, Second Reading: 5/24/2005 Date of Legislative Action: 5/10/2005

Ordinance Number: Other Ordinance Number References:

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Disposition of Case: Approved Disposition of Case, Second Reading: App	Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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