CASE SUMMARY

APPLICATION TYPE: REZONING



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

File Number:	4-D-18-RZ	Related File Number:	
Application Filed:	1/29/2018	Date of Revision:	5/2/2018
Applicant:	BILL PETTY FOR DWAYNE LAY		

PROPERTY INFORMATION

General Location:	East side Bruhin Rd., north side Cedar Ave.		
Other Parcel Info.:			
Tax ID Number:	81 B K 021	Jurisdiction:	City
Size of Tract:	0.6 acres		
Accessibility:	Access is via Bruhin Rd., a minor arterial street with 36' of pavement width within 65' of right-of-way, or Cedar Ave., a local street with 24' of pavement width within 40' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Warehouse		Density:
Sector Plan:	Central City	Sector Plan Designation: GC	
Growth Policy Plan:	Urban Growth Area (In	side City Limits)	
Neighborhood Context:	This area is developed and R-2 zoning.	with a mix of industrial, commercial a	nd residential uses under I-1, I-2, I-3, C-3

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

Street:

105 Cedar Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:	
Requested Zoning:	C-3 (General Commercial) / IH-1 (Infill Housing Overlay)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

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 Michael Brusseau **Planner In Charge:** RECOMMEND that City Council APPROVE C-3 (General Commercial) / IH-1 (Infill Housing Overlay) Staff Recomm. (Abbr.): zoning. The requested C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the Staff Recomm. (Full): property and is consistent with the surrounding development pattern. C-3 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-3 uses will be compatible with the surrounding land uses and zoning pattern. Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these): THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. C-3 zoning is consistent with both the sector plan and One Year Plan designations for the property. 2. C-3 uses will be compatible with the surrounding land uses and zoning pattern. 3. C-3 zoning is appropriate for this site, which is adjacent to other commercial and light industrial uses and zoning, and has access to a minor arterial street. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 zoning and development. 3. The IH-1 Infill Housing Overlay will remain in place regardless of the change to the base zoning. The IH-1 guidelines apply to residential development only, so will not impact this proposal. THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT: 1. C-3 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. 2. The impact on the street system will depend on the type of development proposed. 3. Public water and sewer utilities are available to serve the site. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS. MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The Central City Sector Plan proposes GC (General Commercial) uses for this site, consistent with the proposed C-3 zoning. 2. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with the proposed C-3 zoning. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. 4. This proposal does not present any apparent conflicts with any other adopted plans. Action: Approved Meeting Date: 5/10/2018 **Details of Action:**

Details of Actio

Summary of Action:	C-3 (General Comm	nercial) / IH-1 (Infill Housing Overlay)		
Date of Approval:	5/10/2018	Date of Denial:	Postponements:	4/12/2018
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:		:
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knoxville City Coun	cil		
Date of Legislative Action:	6/5/2018	Date of Legislative Ac	tion, Second Readin	g: 6/19/2018
Ordinance Number:		Other Ordinance Num	ber References:	
Disposition of Case:	Approved	Disposition of Case, S	econd Reading:	Approved
If "Other":		If "Other":		
Amendments:		Amendments:		

Effective Date of Ordinance:

8/27/2018 01:01 PM

Date of Legislative Appeal: