

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-04-PA **Related File Number:** 4-N-04-RZ
Application Filed: 2/26/2004 **Date of Revision:**
Applicant: CAMDEN MANAGEMENT PARTNERS
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side W. Blount Ave., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 108 E A 001, 002 **Jurisdiction:** City
Size of Tract: 7 acres
Accessibility: Access is via W. Blount Ave., a major collector street with 24' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Glove factory
Surrounding Land Use:
Proposed Use: Mixed use residential/commercial **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an older industrial area that has developed under I-3 and I-4 zones.

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

Street: 415 W Blount Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / F-1 (Floodway)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: A One Year Plan amendment to HDR was approved in January 2004. (1-H-04-PA)

PLAN INFORMATION (where applicable)

Current Plan Category: HDR (High Density Residential)
Requested Plan Category: CBD (Central Business District)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CBD (Central Business District) designation

Staff Recomm. (Full): The CBD designation of this site is consistent with the MU (GC,HDR) designation adjacent to the northeast and the CBD designation of the Baptist Hospital complex east of this site across Chapman Hwy. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The CBD designation will allow residential development that is compatible with the scale and intensity of the surrounding industrial, medical, residential and office development and zoning pattern.
2. The CBD designation will permit rezoning from the current C-6 commercial classification to C-2 for a mixed, residential/commercial complex and desirable redevelopment within this area.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The CBD and C-2 reclassification would permit redevelopment for a mixed high density residential/commercial use on this site.
3. CBD and C-2 zoning, when viewed against the current C-6 zoning development potential, could have a more intense impact on surrounding properties, but be generally compatible with the scale and intensity of other industrial and medical development and zoning found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The CBD designation is similar in intensity to the commercial uses proposed for this site by the South City Sector Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item 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 CBD (Central Business District)

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: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: