

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-06-PA **Related File Number:** 4-K-06-RZ
Application Filed: 3/10/2006 **Date of Revision:**
Applicant: JAMES Y. MCNABB III
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

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400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: South side Rider Ave., west of N. Broadway,
Other Parcel Info.:
Tax ID Number: 69 M L 051 OTHER: R-2 PART OF 53 **Jurisdiction:** City
Size of Tract: 0.17 acres
Accessibility: Access is via Rider Ave., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot used for parking
Surrounding Land Use:
Proposed Use: Parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the N. Broadway corridor which includes older residential and commercial uses zoned R-2, C-3 and C-4.

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

Street: 0 Rider Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: none noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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 O (Office) designation for the site. The applicant requested GC (General Commercial) designation

Staff Recomm. (Full): Office designation will allow the site to be rezoned O-1 for less intensive transitional office uses, or use on review consideration for a surface parking lot for the adjacent commercial uses without permitting commercial uses adjacent to the residences to the west and north of the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended Office designation and O-1 rezoning proposal are compatible with the scale and intensity of the surrounding land use and zoning pattern, while the GC and C-3 rezoning request will extend commercial zoning into an established neighborhood.
2. An Office One Year Plan designation and O-1 zoning would be compatible with the adjacent residential properties to the northwest and other residential development along Rider Ave.
3. The site is located between commercial businesses, zoned C-3, and residential uses, zoned R-2. O-1 permitted uses are compatible with both adjoining uses, but would be less intense than those permitted under the requested C-3 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Either C-3 or O-1 zoning would have a minimal impact on streets and no impact on schools.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of either the requested C-3 or recommended O-1 zoning requires a City of Knoxville One Year Plan amendment.
2. The North City Sector Plan proposes residential uses for this site with commercial use along N. Broadway
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-3 or O-1 rezoning on nearby properties that are zoned R-2.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 4/13/2006

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: 5/9/2006

Date of Legislative Action, Second Reading: 5/23/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: