

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-F-04-PA **Related File Number:** 4-O-04-RZ
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: ETN 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: Northeast side Yankee St., northwest of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 71 P A 027 **Jurisdiction:** City
Size of Tract: 6000 square feet
Accessibility: Access is via Yankee St., a local street with 40' of right of way and 27' of pavement width, and Asheville Hwy., a 4 lane median divided, major arterial street within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail sales **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses under C-3 zoning fronting Asheville Hwy. and residential uses to the rear under R-1A zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Parcel 27 was requested for GC and C-3 on 4/10/03 (4-C-03-PA/4-M-03-RZ).
Extension of Zone: Yes
History of Zoning: This site was denied Commercial designation and C-3 zoning in 2003. (4-C-03-PA/4-M-03-RZ)

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 GC (General Commercial) designation

Staff Recomm. (Full): An extension of the commercial designation to incorporate this 50' lot into adjacent property to provide a marketable commercial site is appropriate because it will allow desirable commercial redevelopment along this section of Asheville Hwy. The current line between GC and LDR is irregular in shape and inappropriate for commercial redevelopment fronting Asheville Hwy. The sector plan proposes commercial use for this site and the lot on the west side of Yankee St.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and C-3 zoning will allow non-residential development that is compatible with the scale and intensity of the surrounding commercial development and C-3 zoning pattern.
2. The C-3 zoning of this site will make a better, more efficiently developed commercial site that is compatible with surrounding residential and commercial development and undeveloped, C-3 zoned property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed One Year Plan amendment and C-3 rezoning will allow the property to be developed as proposed by the applicant.
3. The C-3 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site. There will be no impact on either roads or schools
4. This request may lead to future requests for commercial rezoning north of this site. Care should be taken as to whether or not the commercial zoning line should be extended into a residential neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Commercial One Year Plan designation and C-3 zone permit development proposed for this site by the East City Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) 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 GC (General Commercial)

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/25/2004

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: