

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-G-04-PA                      **Related File Number:** 4-P-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

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### PROPERTY INFORMATION

**General Location:** Northeast side Manford St., northwest of Asheville Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 71 P A 011                      **Jurisdiction:** City  
**Size of Tract:** 4850 square feet  
**Accessibility:** Access is via 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:** None noted.  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but site to the west was given 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.

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:**