# **CASE SUMMARY**

APPLICATION TYPE: REZONING





www•knoxmpc•org

#### **PROPERTY INFORMATION**

**General Location:** Northeast side Central Avenue Pike, southeast of Elyria Dr.

**Other Parcel Info.:** 

Tax ID Number:69 | A 015Size of Tract:1.78 acres

Jurisdiction: City

Accessibility:

# GENERAL LAND USE INFORMATION Existing Land Use: Residence

 Existing Land Use:
 Residence

 Surrounding Land Use:
 Heating and Air Conditioning office and warehouse
 Density:

 Proposed Use:
 Heating and Air Conditioning office and warehouse
 Density:

 Sector Plan:
 North City
 Sector Plan Designation:

 Growth Policy Plan:
 Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

4500 Central Avenue Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

 Current Zoning:
 R-2 (General Residential)

 Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	DENY C-6 (General Commercial Park) zoning, consistent with the One Year Plan recommendation.			
Staff Recomm. (Full):	C-6 or other commercial zoning would be inappropriate for this site because of the potential negative impacts on surrounding established residential uses.			
Comments:	The applicant is proposing to develop a heating and air conditioning contractor's office and warehouse on the subject property. C-6 zoning would accommodate that type of development whereas the C-3 zone would not. The applicant has provided a preliminary site plan (attached) for the proposed development. The C-6 zoning district requires administrative site plan approval by MPC staff prior to any development of the site. Neither C-3 nor C-6 zoning, however, is appropriate at this location.			
	<ol> <li>Commercial use adjacent to the inter</li> <li>The One Year P</li> </ol>	l and office uses for this site and other better transition to the adjacent residential		
	<ol> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are in place to serve this site.</li> <li>The proposal would have no impact on schools. Depending on how the property was developed, there may be a significant impact on area streets.</li> <li>Commercial use of this site could have a negative impact on adjacent residential properties with potential issues such as increased noise, traffic and lighting.</li> </ol>			
	<ol> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>The North City Sector Plan proposes low density residential use for this site, which is not consistent with the proposal.</li> <li>The City of Knoxville One Year Plan should not be amended for commercial at this location. Commercial uses should be limited to the other side of the street. The current plan designation of mixed uses, limited to office, medium density residential or open space is appropriate.</li> <li>If approved, these requests could lead to additional requests for commercial uses on nearby properties in the future.</li> </ol>			
	If approved, these items 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:	APPROVE C-6 (Ge	neral Commercial Park) zoning.		
Summary of MPC action:	APPROVE C-6 (General Commercial Park)			
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:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	