

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-H-04-PA                      **Related File Number:** 4-T-04-RZ  
**Application Filed:** 3/8/2004                      **Date of Revision:**  
**Applicant:** KEITH AND KENNY WALKER  
**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:** Southeast side Sylvia Dr., northeast of Central Avenue Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L G 037, 038                      **Jurisdiction:** City  
**Size of Tract:** 1.097  
**Accessibility:** Access is via Sylvia Dr., a local street with 25' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Duplex and vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Commercial building                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is on the edge of commercial development that exists along Central Ave. Pike within C-4, C-3 and C-1 zones.

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

**Street:**  
**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 NC (Neighborhood Commercial) designation for this property. (The applicant requested GC (General Commercial))

**Staff Recomm. (Full):** This extension of the NC neighborhood commercial designation will square off the commercial area around this intersection to an appropriate depth to allow desirable commercial redevelopment along this section of Central Ave. Pike. The current line between GC and LDR is irregular in shape and inappropriate for commercial redevelopment fronting Central Ave. Pike. The sector plan proposes low density residential use for this site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and C-1 zoning will allow non-residential development that is compatible with the scale and intensity of the adjacent commercial development and C-1 and C-3 zoning pattern.
2. The C-1 zone will allow uses compatible with the scale and intensity of surrounding commercial and residential development.

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-1 rezoning will allow the property to be developed in the same manner as the C-1 property across Sylvia Dr. to the northwest.
3. The C-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site to the west and north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended NC Neighborhood Commercial One Year Plan designation and C-1 zone is not supported by the East City Sector Plan although it is consistent with adjoining commercial zoning to the north and west..
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

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**