

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 4-H-06-RZ

Related File Number:

Application Filed: 3/10/2006

Date of Revision:

Applicant: JENNIFER WOLF

Owner:

PROPERTY INFORMATION

General Location: East side Martin Mill Pike, south side Keeble Ave.

Other Parcel Info.:

Tax ID Number: 123 A C 001(PORTION) OTHER: MAP ON FILE.

Jurisdiction: City

Size of Tract: 0.56 acres

Accessibility: Access is via Martin Mill Pike, a minor arterial street with 22' of pavement within a 50' right-of-way and Keeble Ave., a local street with 20' of pavement within a 40' right-of-way..

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Retail space

Density:

Sector Plan: South City

Sector Plan Designation:

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

Neighborhood Context: This developed residential property is adjacent to commercial uses to the south and west and residential uses to the east, developed within R-2, C-1 and C-3 zones.

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

Street: 4104 Martin Mill Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: C-1 (Neighborhood Commercial)

Previous Requests: One Year Plan approved by MPC (1-M-06-PA)

Extension of Zone: Yes

History of Zoning: MPC and City Council approved One Year Plan amendment for NC (Neighborhood Commercial) designation (1-H-06-PA)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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 C-1 (Neighborhood Commercial) zoning

Staff Recomm. (Full):

C-1 and neighborhood commercial uses are compatible with the surrounding development and zoning pattern and will protect the adjoining residential uses from more intense commercial uses allowed under GC permitted commercial zones.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The NC-1 zone is compatible with the scale and intensity of the surrounding commercial and residential development and C-1, O-1 and R-1A zoning.
2. The subject property is located within an LDR designated area adjacent to GC designated property to the south and west and single family dwellings to the east, southeast and northeast.
3. The C-1 permitted uses on this site would not be a significant intrusion into the established neighborhood.
4. This C-1 zoning proposal may generate future non-residential plan amendments and C-1 zoning requests within the neighborhood.
5. The C-1 zone is compatible with the Vestal neighborhood commercial center at Martin Mill Pike and Ogle Ave. which have been the focus of redevelopment planning in recent years,

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The C-1 zone is compatible with adjoining commercial and residential development and will have a minimal impact on the established residential housing along Keeble St.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the final approval of the GC One Year Plan amendment, C-1 zoning would be consistent with the City of Knoxville One Year Plan.
2. The South City Sector Plan proposes office uses for this site.
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 One Year Plan and C-1 rezoning requests for commercial uses on adjacent residential properties in this area, especially properties with frontage on W. Martin Mill Pike.

MPC Action:

Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action:

Approval of C-1 (Neighborhood Commercial) zoning

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: