

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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400 Main Street
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www.knoxmpc.org

File Number: 4-K-02-RZ **Related File Number:**
Application Filed: 3/13/2002 **Date of Revision:**
Applicant: PREMIERE PUBLISHING, INC.
Owner:

PROPERTY INFORMATION

General Location: West side N. Broadway, south side Bluff St.
Other Parcel Info.:
Tax ID Number: 81 L E 8.00 **Jurisdiction:** City
Size of Tract: 1.03 acres
Accessibility: Access is via N Broadway, a four-lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building
Surrounding Land Use:
Proposed Use: Individual auto sale parking lot, where parking space is leased by property owner. **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the commercial development pattern found along this section of N. Broadway, within C-3, SC-2, and C-4 zoning.

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

Street: 1717 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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.): DENY C-4 zoning

Staff Recomm. (Full): C-4 zoning is not consistent with surrounding commercial and residential zoning and development. Other recent development along N. Broadway has been for indoor retail uses which tend to have less impact on nearby residential uses. The sector plan proposes commercial use for this site.

Comments: C-4 zoning with its related outside display of merchandise can result in a cluttered appearance for the site, as well as add commercial noise and lighting to the neighborhood. The current C-3 zoning allows the property owner reasonable use of his property.

MPC Action: Denied

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: DENY C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

Date of Denial: 4/11/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/11/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/14/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Appeal denied. MPC denial stands.

Date of Legislative Appeal:

Effective Date of Ordinance: