

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-O-03-RZ **Related File Number:**
Application Filed: 3/10/2003 **Date of Revision:**
Applicant: STAN JOHNSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Magnolia Ave., northeast side Milligan St.
Other Parcel Info.:
Tax ID Number: 82 F C 25 **Jurisdiction:** City
Size of Tract: 0.49 acre
Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within 100' of right of way, or via Milligan St., a local street with 50' of right of way and 29' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Pre-owned auto dealership **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Properties fronting on E. Magnolia Ave. are developed with commercial and office uses under C-3 and O-1 zoning with residential uses to the rear.

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

Street: 2901 E Magnolia Ave
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is appropriate along this section of E. Magnolia Ave., which is a major arterial street.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed auto sales use, as well as other uses permitted under C-4 zoning will be compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The property is located along E. Magnolia Ave., which is a major arterial street, making it suitable for C-4 zoning.
3. The zoning change will allow the applicant to reuse the vacant commercial building on the site to open a business.
4. There is C-4 zoning located about 350 feet to the southwest on E. Magnolia Ave., where two fast food restaurants are located.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located at an intersection controlled with a traffic signal, which will minimize the impact on streets.
3. The effect on adjacent properties will be minimal. Commercial businesses are already located on both sides of E. Magnolia Ave. in this area.
4. The C-4 zoning will make the existing building nonconforming with the required building setback of 50 feet from E. Magnolia Ave. and from the residential zoning to the rear. Outdoor merchandise display must be setback a minimum of half the required building setback.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for the subject property.
2. The East City Sector Plan proposes commercial uses for the subject property.
3. Staff does not anticipate any future requests for C-4 zoning in this area, as the surrounding parcels are developed with businesses operating under C-3 zoning requirements.

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

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

Date of MPC Approval: 4/10/2003

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: 5/13/2003

Date of Legislative Action, Second Reading: 5/27/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: