

# 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-W-07-RZ

**Related File Number:**

**Application Filed:** 3/9/2007

**Date of Revision:**

**Applicant:** HOON CHOE

### PROPERTY INFORMATION

**General Location:** Southwest side Whittle Springs Rd., southeast side Coker Ave.

**Other Parcel Info.:**

**Tax ID Number:** 82 A H 012

**Jurisdiction:** City

**Size of Tract:** 0.244 acre

**Accessibility:** Access is via Whittle Springs Rd., a minor arterial street with 29' of pavement width within 45' of right of way or Coker Ave., a local street with 25' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Laundromat

**Surrounding Land Use:**

**Proposed Use:** Deli in lower level of laundromat

**Density:**

**Sector Plan:** Central City

**Sector Plan Designation:** Neighborhood Commercial

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

**Neighborhood Context:** This area is developed primarily with residential uses under R-1A zoning, with a few commercial uses along Whittle Springs Rd., zoned C-1.

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

**Street:** 2323 Whittle Springs Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** C-1 (Neighborhood Commercial)

**Previous Requests:** None noted

**Extension of Zone:** Yes, extension of C-1 from the northeast

**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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-1 (Neighborhood Commercial) zoning.

Staff Recomm. (Full): C-1 zoning is suitable for the current and proposed use of the site, is compatible with surrounding development and zoning and is consistent with both the One Year Plan and sector plan designations for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. C-1 is a logical extension of zoning from the northeast.  
2. C-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. C-1 zoning is appropriate for the existing use of the site as a laundromat/alteration shop and will allow the property to be developed with a deli, as proposed by the applicant.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. The recommended C-1 zoning will have no impact on schools. The impact to the street system should be minimal, as the site is already being used as commercial.  
3. The impact to surrounding residential properties will be minimal, as a business is already located at the site. The site is appropriately located at an intersection of a minor arterial street and a local street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. Both the Central City Sector Plan and the Knoxville One Year Plan propose neighborhood commercial uses for this site, consistent with the proposal.  
2. This proposal could lead to future requests for C-1 zoning in the area, especially on properties which front on Whittle Springs Rd.

MPC Action: Approved MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action: C-1 (Neighborhood Commercial)

Date of MPC Approval: 4/12/2007 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: 5/8/2007 Date of Legislative Action, Second Reading: 5/22/2007

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: