CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-A-08-RZ Related File Number:

Application Filed: 3/17/2008 **Date of Revision:**

Applicant: MARIA M. ENAMORADO



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side W. Oldham Ave., northeast side Elm St., southwest of I-275

Other Parcel Info.:

Tax ID Number: 81 N Q 009-012, 011.01 & 012.01, **Jurisdiction:** City

Size of Tract: 1.16 acres

Accessibility: Access is via Elm St., a local street with 22' of pavement width within 50' of right of way, W. Oldham

Ave., a minor collector street with 2-4 lanes within 55-70' of right of way or W. Emerald Ave., a local

street with 21' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Any use permitted in the C-3 zone Density:

Sector Plan: Central City Sector Plan Designation: Commercial and Low Density Residential

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

Neighborhood Context: This site is located adjacent to an I-275 interchange. Businesses are located along W. Oldham Ave. to

the southwest and Elm St. to the southeast, zoned C-3, O-1 and C-5, with residential uses to the north

and northwest, zoned R-1A.

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

Street: 729 W Oldham Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-3 from the south and west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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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-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is compatible with the surrounding zoning pattern and is consistent with both the One Year Plan

and sector plan proposals for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are appropriate at interstate interchanges. This site is directly adjacent to an I-275

access ramp.

2. C-3 zoning is consistent with the One Year Plan and sector plan proposals for the site.

3. C-3 is an extension of commercial zoning from the south and west. Many other properties around

this I-275 interchange are zoned C-3, C-4, C-5 or C-6.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools. The traffic impact will depend on the type of development that is proposed, but the property is appropriately located at an interstate interchange with

access to a minor collector and two additional local streets.

3. The request is compatible with other zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with this proposal.

consistent with this proposal.

2. The Central City Sector Plan proposes commercial uses for most of the site with low density

residential on the remainder.

3. This request could lead to future commercial rezoning requests on properties to the southwest along

W. Oldham Ave. The One Year Plan proposes GC uses to the west along both sides of W. Oldham

Ave. down to McSpadden St.

MPC Action: Approved MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action: C-3 (General Commercial)

Date of MPC Approval: 5/8/2008 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: 6/3/2008 Date of Legislative Action, Second Reading: 6/17/2008

Ordinance Number: Other Ordinance Number References:

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

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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