

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: 5-AA-04-RZ **Related File Number:**
Application Filed: 4/27/2004 **Date of Revision:**
Applicant: SCOTT SMITH
Owner:

PROPERTY INFORMATION

General Location: South side Gleason Dr., east side Montbrook Ln.
Other Parcel Info.:
Tax ID Number: 120 P B 00703, 00701 **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via Montbrook Ln., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office warehouse **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a retail/office subdivision development that the applicant is developing under C -6 and O-1 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Property was zoned C-6 in 2000.
Extension of Zone: Yes
History of Zoning: Property was zoned C-6 in 2000. (1-C-00-PA/1-E-00-RZ)

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-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is compatible with surrounding commercial and office zoning and development, and will permit the applicant to develop this site with the building sizes needed for the businesses leasing the space. The One Year Plan and sector plan propose commercial use for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The C-3 zoning allows fewer of the same uses as the current C-6 zone, and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-3, C-4, C-6, O-1,OB and R-1A, R-2 and RP-1 zoning pattern.
2. C-3 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available to serve the site.
2. The proposed C-3 zoning allows the proposed commercial of the property.
3. The C-3 zoning would not adversely impact nearby residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. C-3 zoning is consistent with the commercial use proposed for this site by the One Year Plan and the West City Sector Plan.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on June 8, and 22, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved MPC Meeting Date: 5/13/2004

Details of MPC action:

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

Date of MPC Approval: 5/13/2004 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: 6/8/2004 Date of Legislative Action, Second Reading: 6/22/2004

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: