

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: 6-A-11-RZ **Related File Number:**
Application Filed: 4/11/2011 **Date of Revision:**
Applicant: E & E PARTNERSHIP

PROPERTY INFORMATION

General Location: Northwest side E. Magnolia Ave., southwest side N. Bertrand St.
Other Parcel Info.:
Tax ID Number: 82 P L 012 **Jurisdiction:** City
Size of Tract: 1.57 acres
Accessibility: Access is via Magnolia Ave., a 4 lane major arterial street with center turn lane within 100' of right-of-way, N. Bertrand St., a local street with 30' of pavement width within 40' of right-of-way, E. Fifth Ave., a local street with 30' of pavement width within 60' of right-of-way, or Austin St., a local street with 30' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Wholesale electrical distribution **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC04)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses under O-1, R-2, C-3 and SC-1 zoning.

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

Street: 1801 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: In 2006, plan amendment from GC to MDR (1-A-06-PA) and rezoning from C-6 to R-2 (1-A-06-RZ).
Extension of Zone: Yes, extension of C-3 from the southeast
History of Zoning: Property was rezoned from C-6 to R-2 in 2006 with the required one year plan amendment (1-A-06-RZ/1-A-06-PA).

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.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning will allow redevelopment and reuse of this commercial building. It is consistent with the sector plan proposal, as amended by the Magnolia Avenue Corridor Plan, and is compatible with surrounding land uses and zoning.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. This site has been identified in the Magnolia Avenue Corridor Plan as appropriate for redevelopment within the Hall of Fame, Magnolia Gateway corridor identified in the plan. C-3 is listed as an appropriate interim zone for this property until form-based codes are developed.
3. C-3 zoning is a logical extension of zoning from the southeast.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The impact on schools and the street system will depend on the type of redevelopment that eventually takes place.
3. Approval of C-3 zoning will allow the property and existing building to be used once again for non-residential purposes, as it once was. The building used to house Swan's Bakery, many years ago.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan, as amended by the Magnolia Avenue Corridor Plan, designates the area containing this site as a mixed use special district, eligible for C-3 zoning.
2. C-3 zoning is consistent with the City of Knoxville One Year Plan, which also designates the site as the same mixed use special district.
3. Approval of this request could lead to future requests for C-3 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits.

Action: Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 6/9/2011

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: 7/12/2011

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 7/26/2011

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: