

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-AA-03-RZ **Related File Number:**
Application Filed: 5/27/2003 **Date of Revision:**
Applicant: ASSOCIATED GENERAL CONTRACTORS OF TENNESSEE, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side Morris Ave., southeast and northwest sides of Ragsdale Ave., west side McClain St.
Other Parcel Info.:
Tax ID Number: 94 P A 9, 10, 11, 12 OTHER: 094PA001,2 **Jurisdiction:** City
Size of Tract: 1.36 acres
Accessibility: Access is via Morris Ave, a local street with 40' of right of way and 20' of pavement width, or via Ragsdale Ave., a local street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building and undeveloped property
Surrounding Land Use:
Proposed Use: Office, training facility **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with mixed uses and is zoned I-3 (General Industrial).

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: No zoning requests, but two street closures for McClain St. and a portion of Ragsdale Ave. were denied in 1996. (10- A & B-96-SC)

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:

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is consistent with the one-year and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-6 zoning is appropriate for this mixed use area which contains businesses and residences, because it requires administrative site plan review by MPC staff prior to construction. This review will help to minimize impacts to residential uses and address any issues with the development of the property.
2. Uses allowed under C-6 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. A higher quality development should result from the stricter development standards that apply in the C-6 zone, as compared to other commercial zones.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal effect on streets and no effect on schools.
3. The effect of the proposal on adjacent properties will be minimized during the C-6 review process.
4. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes light industrial uses for the site. The One Year Plan lists C-6 as an acceptable zone to be placed within the light industrial designation.
2. The Central City Sector Plan proposes light industrial uses for the site.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 6/12/2003

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: 7/8/2003

Date of Legislative Action, Second Reading: 7/22/2003

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: