

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-B-08-RZ **Related File Number:**
Application Filed: 4/24/2008 **Date of Revision:**
Applicant: ANDERSON AVENUE PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side W. Anderson Ave., southwest of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 N H 013 **Jurisdiction:** City
Size of Tract: 10000 square feet
Accessibility: Access is via W. Anderson Ave., a local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Restaurant/bar **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an older established mixed use neighborhood consisting of businesses and residences within I-2 and C-3 zoning.

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

Street: 115 W Anderson Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full):

Extension of the C-3 zoning to include this site is compatible with surrounding development and zoning. The One Year Plan proposes Mixed Use (LI,GC,O) for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The C-3 zoning will allow uses compatible with the scale and intensity of the surrounding land use and zoning pattern. The majority of the surrounding area is zoned I-2 (Industrial), which is a more intense zone than the requested C-3.
- 2. C-3 is an extension of zoning from the east.
- 3. C-3 zoning is consistent with the One Year Plan designation for the property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. The proposal will have no impact on schools and minimal impact on streets.
- 3. The proposed zoning change will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes LI (Light Industrial) uses for this site, consistent with the current I-2 zoning
- 2. The site is located within the Urban Growth Area (Inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This request could lead to future requests for C-3 zoning. All surrounding property is already zoned C-3, I-2, O-1 or some other non-residential, non-planned zone.

MPC Action:

Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

6/12/2008

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:

7/15/2008

Date of Legislative Action, Second Reading: 7/29/2008

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: