

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-C-02-RZ **Related File Number:**
Application Filed: 4/25/2002 **Date of Revision:**
Applicant: TAMMY S. TURLEY
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Magnolia Ave., northeast of N. Hembree St.
Other Parcel Info.:
Tax ID Number: 82 F R 25 (PORTION ZONED C-4) **Jurisdiction:** City
Size of Tract: 0.4 acre
Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with commercial and office uses along E. Magnolia Ave. under C-3, C-4 and O-1 zoning. Residential uses are developed to the rear of these businesses under R-2 zoning.

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

Street: 2817 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes. Extension of C-3 from the southwest.
History of Zoning: None noted.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is a logical extension of zoning from the southwest and is compatible with the surrounding land uses and zoning pattern. It will establish one consistent zoning designation on the subject parcel. The One Year Plan and the East City Sector Plan designate this site for commercial uses.

Comments: The applicant has requested this rezoning in order to establish one consistent zone on the parcel. The parcel is currently split between two commercial zones, C-3 and C-4. C-3 is the less intense of the two zoning districts and is the most prominent commercial zoning designation in this section of E. Magnolia Avenue.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

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

Date of MPC Approval: 6/13/2002

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: 7/9/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: