

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):

C-3 zoning will reduce the required front yard building setback and allow commercial development of this site in a manner consistent with surrounding uses and zoning without having to obtain front yard setback variances on all three street frontages.

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 LI (Industrial), C-4 and C-6 which is compatible with the requested C-3.
2. 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.
4. C-3 zoning should remove the need to request variances to develop this site because of the frontage on three streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes LI (Light Industrial) uses for this site, while the One Year Plan proposes GC which is consistent with the C-3 zoning on the site
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, LI, C-6 and C-4 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Withdrawn prior to publication?: Action Appealed?: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: