# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 6-D-04-RZ Related File Number:

Application Filed: 4/27/2004 Date of Revision:

Applicant: SANDRA GREEN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

**General Location:** Northeast side Gore Rd., southwest side Opal Ave.

Other Parcel Info.:

Tax ID Number: 121 B D 038 Jurisdiction: City

Size of Tract: 0.689 acre

Accessibility: Access is via Opal Ave., a local street with 12' of pavement width within 40' of right of way, or via Gore

Rd., a local street with 21' of pavement width within 40' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Warehouse / industrial Density:

Sector Plan: West City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This area has been developed with residential uses and a church under R-2 zoning. Three properties

in this block are zoned C-6, but do not appear to be used for commercial purposes. To the north of the

railroad tracks, toward Kingston Pike, commercial uses are developed under C-3 zoning.

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

Street: 204 Gore Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of C-6 zoning from the northeast.

**History of Zoning:** None noted for this property.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the northeast and is compatible with the surrounding

development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-6 zoning requires administrative approval of a development plan from MPC staff, which can

address any potential issues or conflicts arising with development of the property.

2. C-6 is a logical extension of zoning from the northeast and is compatible with the surrounding

development and zoning pattern in the area.

3. C-6 is allowable under the light industrial designation of the One Year Plan and is consistent with the

sector plan's commercial designation.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have no impact on schools. Gore Rd. is adequate to handle additional traffic generated by commercial development. If Opal Ave. is to be used for access, widening may be

required as part of the administrative site plan approval process.

3. The required C-6 plan review will minimize the impact on adjacent residential properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with this

proposal.

2. The West City Sector Plan proposes commercial uses for the site, also consistent with this proposal.

3. This request may generate future requests for commercial or light industrial zoning in this area,

consistent with the sector plan and one year plan proposals in the area.

MPC Action: Approved MPC Meeting Date: 6/10/2004

**Details of MPC action:** 

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

Date of MPC Approval: 6/10/2004 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: 7/6/2004 Date of Legislative Action, Second Reading: 7/20/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

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**Effective Date of Ordinance:** 

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