

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-I-03-RZ **Related File Number:**
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: BOB MONDAY
Owner:

PROPERTY INFORMATION

General Location: Northeast side Bruhin Rd., southeast side Cedar Ave.
Other Parcel Info.:
Tax ID Number: 81 G A 9 **Jurisdiction:** City
Size of Tract: 0.19 acre
Accessibility: Access is via Bruhin Rd., a minor arterial street with 55' of right of way and 40' of right of way. There is also access via Cedar Ave., a local street with 40' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Commercial uses permitted by C-3 **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is developed with a vacant, commercial building with warehousing to the west under I-3 zoning, residential uses to the north and east, under R-2 zoning, and commercial uses to the south, under C-3 zoning.

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

Street: 3150 Bruhin Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
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 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the adopted plan designations for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The site is developed with a non-conforming commercial building in the R-2 zone, which is currently vacant. C-3 zoning will bring the building into conformance with the zoning ordinance.
2. The building has been used in the past for commercial purposes, operating in violation of the zoning ordinance. C-3 zoning will allow a business to operate in the structure, in compliance with the zoning ordinance.
3. The site is located along an arterial street, appropriate for commercial development. The site faces compatible warehousing uses across the street to the west, and is adjacent to vacant, fenced lots to the north and south and a residence to the east. A commercial service business, zoned C-3, is located two lots to the south of the subject property, separated by a paved lot, which appears to be a parking lot.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no effect on schools and minimal impact on the street system.
- 3. The effect on adjacent residential properties will be minimal. A building is already on the site and has been used in the past for commercial purposes. The site is accessed from an arterial street and will not draw any additional traffic through residential streets.
- 4. The site faces compatible warehousing uses to the west across Bruhin Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville One Year Plan proposes mixed uses (limited to general commercial and medium density residential) for the site.
- 2. The Central City Sector Plan proposes commercial uses for the site.
- 3. The sector plan and one year plan also designate the vacant parcels to the north and south of the site for commercial uses, so staff would anticipate that there may be future requests for commercial on these sites fronting Bruhin Rd.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

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

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: