

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-04-RZ **Related File Number:**
Application Filed: 5/7/2004 **Date of Revision:**
Applicant: VAUGHN BURESS
Owner:

PROPERTY INFORMATION

General Location: West side N. Broadway, south of Chickamauga Ave.
Other Parcel Info.:
Tax ID Number: 69 M K 002 **Jurisdiction:** City
Size of Tract: 0.37 acre
Accessibility: Access is via N. Broadway, a five lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant car wash
Surrounding Land Use:
Proposed Use: Any use permitted in C-3 and F-1 zoning **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the office/commercial area that has developed along N. Broadway in within O-1 and C-3 zones.

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

Street: 3129 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) and F-1 (Floodway)
Former Zoning:
Requested Zoning: C-3 (General Commercial) and F-1 (Floodway)
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:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) and F-1 (Floodway) zoning

Staff Recomm. (Full): C-3 zoning is consistent with other commercial zoning and development surrounding this site. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The redevelopment of this site and other properties in the area can best be accommodated under C-3 zoning.
2. The One Year Plan and Central Sector Plan call for commercial uses for this block of N. Broadway.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The C-3 zoning allows commercial uses within buildings. Outside display of merchandise is not permitted.
4. It is anticipated that commercial redevelopment on this site will help to generate other redevelopment initiatives in this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Central Sector Plan proposes commercial uses for this site.
2. The City of Knoxville 2004 One Year Plan Update proposes general commercial use for the property.

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

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial) and F-1 (Floodway)

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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: