

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-A-03-PA **Related File Number:** 7-A-03-RZ
Application Filed: 6/10/2003 **Date of Revision:**
Applicant: SHEB PHILLIPS
Owner:

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
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PROPERTY INFORMATION

General Location: South side Pembroke Ave., west of N. Broadway
Other Parcel Info.:
Tax ID Number: 69 I J 11 **Jurisdiction:** City
Size of Tract: 0.16 acres
Accessibility: Access is via Pembroke Ave., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Parking for adjacent retail business **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the edge of an area of older single family housing, adjacent to commercial development fronting along N Broadway and zoned C-3.

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

Street: 1322 Pembroke Ave.
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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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 O (Office) One Year Plan designation. (Applicant requests GC.)

Staff Recomm. (Full): Office designation and O-1 zoning would allow this site to be considered for parking for the adjoining C-3 development as proposed by the applicant, or developed for office use. Office designation and O-1 will permit a compatible transitional use between commercial zoning and uses to the east and north and residential uses to the south and west. Office uses will be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Office designation of the subject property will create a logical transition area between commercial uses and residential uses. Additional properties along the south side of Pembroke Ave. would need O-1 zoning for a better transition.
2. O-1 zoning is compatible in scale and intensity to the surrounding land uses and zoning pattern.
3. The site is located adjacent to established commercial, as well as residential uses. The more restrictive O-1 zone is more appropriate for the site than the requested C-3 zone to lessen the potential adverse impact on the residential area.

THE EFFECTS OF THE PROPOSAL

- 1. The proposal will have no impact on schools and minimal impact on streets.
- 2. Public water and sewer utilities are available to serve the site.
- 3. The effect on adjacent properties will be minimal.
- 4. The applicant proposes to use the site for parking for a commercial business in the C-3 zone along N. Broadway. Under O-1 zoning, a use on review approval of the parking layout, as well as an opaque fence along the common residential lot lines, would be required.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes low density residential for the subject property with commercial to the north and east. An office designation for this site is a logical transition from the commercial designation to the east.
- 2. The Knoxville / Knox County Growth Policy Plan designates this site as Urban Growth Inside the City of Knoxville.
- 3. Staff anticipates that there may be further requests for office zoning further west along Pembroke Ave. in the future.

MPC Action: Approved as Modified

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 7/10/2003

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: 8/5/2003

Date of Legislative Action, Second Reading: 8/19/2003

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: