CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:7-E-04-PARelated File Number:7-I-04-RZApplication Filed:6/9/2004Date of Revision:Applicant:BILL TRENT AND ROBERT MORTONOwner:

PROPERTY INFORMATION

General Location:	East and south side Fennel Rd., east and south of Elyria Dr., southwest side railroad right-of-way		
Other Parcel Info.:			
Tax ID Number:	69 I A 02701, 02801	Jurisdiction: City	
Size of Tract:	7.5 acres		
Accessibility:	Access is via Fennel Rd., 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:	Small office/warehouse	e units	Density:
Sector Plan:	North City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is within an area of single family housing and businesses that have developed under I-3 and R- 2 zoning. Recent zone changes in the area have been for commercial to be developed under C-6 zoning.		

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

Street:

4600 Fennel 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
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and MU(MDR/O/OS)



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.):	DENY GC (Genera	I Commercial) designation			
Staff Recomm. (Full):	zoning adjoining th	ree sides of this site, and the lo	of character with the residential uses and R-2 cal street access provided to the site by Fennel Rd. ensity residential and mixed use (MDR/O/OS) for the		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal would be an intrusion of commercial uses into a residential neighborhood. 2. Commercial uses in this area should be limited to the properties fronting on Central Avenue Pike. 3. The One Year Plan proposes medium density residential and office uses for this site and other nearby properties. Those proposed uses would serve as a better transition to the adjacent residential uses than the commercial, which would directly abut the affected dwellings. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are in place to serve this site. 2. The proposal would have no impact on schools. Depending on how the property was developed, there may be a significant impact on area streets. 3. Commercial use of this site would have a negative impact on adjacent residential properties with potential issues such as increased noise, traffic and lighting. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The North City Sector Plan proposes low density residential use for this site, which is not consistent with the proposal. 2. The City of Knoxville One Year Plan should not be amended for commercial use at this location. The current plan designation of mixed uses, limited to office, medium density residential or open space is appropriate. 3. If approved, these requests could lead to additional requests for commercial uses on nearby properties in the future further downgrading the area's residential character. 				
MPC Action:	Approved		MPC Meeting Date: 7/8/2004		
Details of MPC action:	Approve GC				
Summary of MPC action:	APPROVE GC (Ge	eneral Commercial)			
Date of MPC Approval:	7/8/2004	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:	8/3/2004	Date of Legislative Action, Second Reading: 8/17/2004		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: