

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTH CITY SECTOR PLAN AMENDMENT

**File Number:** 7-E-05-PA                      **Related File Number:** 7-G-05-RZ  
**Application Filed:** 6/16/2005              **Date of Revision:**  
**Applicant:** DEAN AND CINDY MIRE  
**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

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400 Main Street  
Knoxville, Tennessee 37902  
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#### PROPERTY INFORMATION

**General Location:** Southwest side Saint Paul St., southeast side Blount Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A A 005,006 & 008                      **Jurisdiction:** City  
**Size of Tract:** 1.06 acres  
**Accessibility:** Access is via Blount Ave., a -major collector street that narrows from four lanes to two lanes in this section.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Medical offices                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** LI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within a mixed use are of retail wholesale and service businesses zoned I-3, C-2, C-4 and C-6.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been designated for CBD and rezoned C-2 for redevelopment.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Uses)

Requested Plan Category: CBD (Central Business District)

**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 CBD (Central Business District) designation

Staff Recomm. (Full): The C-2 zone is compatible with other commercial zoning found in the area that includes C-2, C-4, and C-6. The sector plan proposes light industrial use for the site reflecting the current zoning on the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. This CBD designation and C-2 zoning request are an extension of the CBD and C-2 zoning located to the northwest and northeast of the site and are compatible with the scale and intensity of the surrounding commercial, industrial, office and residential development pattern.  
2. The C-2 zone will allow development of the property in a manner that is in character with other recent zoning and development in the area.  
3. The C-2 zone permits smaller building setback to the public right-of-way and more intensive development of this small site than could occur under O-1, which also permits office uses.  
THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer are available to serve the site.  
2. The requested CBD designation and C-2 zoning will allow the proposed office use on the property.  
3. The C-2 zone would be a continuation of the recent zoning trend in the area.  
4. This request continues a trend of C-2 zoning in the immediate area and may lead to other request for C-2 zoning in the future. Subsequent requests should be considered on a case by case basis to ensure that the purpose and intent of the zone is maintained in support of the Central Business District

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The CBD designation and C-2 zoning are consistent with other recent CBD One Year Plan, and rezonings in the area although the South City Sector Plan proposes Light Industrial use reflecting the current I-3 zoning of the site.  
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE CBD (Central Business District)

Date of MPC Approval: 7/14/2005 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: 3/28/2006 Date of Legislative Action, Second Reading: 4/11/2006

Ordinance Number: Other Ordinance Number References:

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

**If "Other":** Postponed 8/16/05, 12/6/05, 1/3/06, 1/17/06,  
1/31/06, 2/28/06, 3/14/06

**Amendments:**

Subject to conditions of documents included as Exhibits

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**