CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:7-G-04-PARelated File Number:Application Filed:6/16/2004Date of Revision:Applicant:MPI BUSINESS SOLUTIONS, INC.

Owner:

PROPERTY INFORMATION

General Location:	Southeast side Martin Luther King, Jr. Ave., northeast side Bently St.		
Other Parcel Info.:			
Tax ID Number:	82 D R 001	Jurisdiction:	City
Size of Tract:	0.5 acre		
Accessibility:	Access is via Martin Luther King, Jr. Ave, a major collector strof-way.	eet with 26' of pa	vement within a 50' right-

GENERAL LAND USE INFORMATION	

Sector Plan:	East City	Sector Plan Designation:
Proposed Use:	Parking lot	
Surrounding Land Use:		
Existing Land Use:	Vacant land	

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within a mixed use area of residential housing, a city park and several businesses that have developed under R-1, R-2, O-2, C-1 and C-3 zones.

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

Street:

3500 Martin Luther King, Jr. Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-1 (Neighborhood Commercial)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	None noted for this site, but the property to the east was approved for GC and rezoned to C-3 in 1990's.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

Requested Plan Category: GC (General Commercial)



8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

Density:

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 GC desi	gnation for this site		
Staff Recomm. (Full):	GC designation of the site will permit its use as a parking area for the C-3 zoned business to the west across Bently St. This request will place both sides of this intersection into the same land use and zoning category. The sector plan proposes commercial use for this site.			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The GC designation will allow commercial development that is compatible with the scale and intensity of the surrounding development and zoning pattern. 2. The GC designation will allow the site to used for parking for the adjacent C-3 use. 			
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. The GC One Year Plan amendment will allow the property to be considered for C-3 zoning and developed as proposed by the applicant. The GC designation will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The GC designation will permit development of similar intensity to the commercial use across Bently St. from this site and with uses proposed by the East City Sector Plan. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan. 			
MPC Action:	Approved		MPC Meeting Date: 7/8/2004	
Details of MPC action:				
Summary of MPC action:	APPROVE GC (Ger	neral 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":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		