

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

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File Number: 7-M-05-RZ **Related File Number:**
Application Filed: 6/10/2005 **Date of Revision:**
Applicant: KEITH POPE
Owner:

PROPERTY INFORMATION

General Location: South side Division St., west side Cary St.
Other Parcel Info.:
Tax ID Number: 108 A C 005-007 **Jurisdiction:** City
Size of Tract: 0.75 acre
Accessibility: Access is via Division St., a minor collector street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of residential, offices and business uses that have developed under R-2, O-2, C-3 and I-2 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property along Division St. and Sutherland Ave. have been zoned C-3 in recent years for redevelopment.

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) zoning

Staff Recomm. (Full):

C-3 zoning is consistent with other office and business uses found in the area. The sector plan proposes office use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of other uses in the area and the I-2 and O-2 zoning pattern.
2. C-3 zoning of this site for office development would be compatible with established office, institutional, multi-family and retail commercial uses located along this section of Division St, a minor collector street.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The C-3 zoning is consistent with the City of Knoxville One Year Plan and surrounding I-2 and O-2 zoning of adjacent property.
2. The Central City Sector Plan proposes office use and the One Year Plan proposes MU (O/GC) for the site.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future C-3 rezoning requests for surrounding property in the area.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

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:

8/16/2005

Date of Legislative Action, Second Reading: 8/30/2005

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: