

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-Q-05-RZ

Related File Number:

Application Filed: 6/13/2005

Date of Revision:

Applicant: JAMES SLYMAN

Owner:

PROPERTY INFORMATION

General Location: East side Liberty St., northwest side Ragsdale Ave.

Other Parcel Info.:

Tax ID Number: 94 P A 013

Jurisdiction: City

Size of Tract: 8400 square feet

Accessibility: Access is via Liberty St., a major collector street with 4 lanes approaching the Middlebrook Pike intersection within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/warehouse building

Surrounding Land Use:

Proposed Use: Real estate office

Density:

Sector Plan: Central City

Sector Plan Designation: Light Industrial

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

Neighborhood Context: This area is developed with industrial and office uses under I-2, I-3 and C-6 zoning.

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

Street: 1400 Liberty St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-6 from the east.

History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the east, is compatible with surrounding development and is consistent with the One Year Plan and sector plan.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for office development would be compatible with established office and industrial uses in the area.
3. The site is already developed with a relatively new office/warehouse type building. The applicants intends to use the existing structure for a real estate office. The site has a fenced in parking area with adequate parking for an office use.

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.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Central City Sector Plan propose LI (light Industrial) use for this site, consistent with the proposal.
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-6 rezoning requests for surrounding property in the area, consistent with the light industrial designation on the MPC plans.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

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:

