

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: 8-A-03-RZ **Related File Number:**
Application Filed: 7/15/2003 **Date of Revision:**
Applicant: SHIV-SHUNKAR HOSPITALITY INC.
Owner:

PROPERTY INFORMATION

General Location: South side of Ailor Ave., northeast of I-40/75
Other Parcel Info.:
Tax ID Number: 94 K T 003 **Jurisdiction:** City
Size of Tract: 0.84 acres
Accessibility: Access is via Ailor Ave., a 3 lane, major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Motel
Surrounding Land Use:
Proposed Use: Motel **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This motel site is part of a commercial/office development area that is developing under C-3 and O-1 zoning.

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

Street: 2016 Ailor Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is compatible with surrounding business development and C-3 and O-1 zoning. The sector plan proposes office use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-6 zoning is appropriate for this mixed use area which contains businesses and residences, because it requires administrative site plan review by MPC staff prior to construction. This review will help to minimize impacts to residential uses and address any issues with the development of the property.
2. Uses allowed under C-6 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. A higher quality development should result from the stricter development standards that apply in the C-6 zone, as compared to other commercial zones.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal effect on streets and no effect on schools.
3. The effect of the proposal on adjacent properties will be minimized during the C-6 review process.
4. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville One Year Plan proposes Mixed Use (light industrial/ general commercial) for the site. The One Year Plan lists C-3 as an acceptable zone to be placed within this mixed use designation.
2. The Central City Sector Plan proposes light industrial uses for the site.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 7/28/2003

Withdrawn prior to publication?: [checked] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: