

# 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:** 8-A-04-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2004              **Date of Revision:**  
**Applicant:** GILES S. WEAVER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side N. Central St., northwest of E. Quincy Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 F Q 003                      **Jurisdiction:** City  
**Size of Tract:** 0.17 acres  
**Accessibility:** Access is via N. Central St., a three lane minor arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial businesses  
**Surrounding Land Use:**  
**Proposed Use:** New construction                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the commercial development located along this section of N. Central St., within C-3 and C-4 zoning.

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

**Street:** 2208 N Central St.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**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 consistent with surrounding commercial zoning and development. The sector plan and One Year Plan propose commercial use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is a logical extension of zoning from the south, east and west.
3. The C-3 zoning, as proposed, will allow development of this vacant property in a manner consistent with other C-3 development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial uses for the site, consistent with C-3 zoning.
2. The site is located within the Urban Growth Area (inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for C-3 zoning on surrounding parcels, as all surrounding parcels with frontage on N. Central St. are already zoned C-3 commercial.

MPC Action:

Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

8/12/2004

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:

9/14/2004

Date of Legislative Action, Second Reading: 9/28/2004

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: