CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-A-07-RZ Related File Number:

Application Filed: 6/15/2007 **Date of Revision:**

Applicant: JOE WALLEN



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PROPERTY INFORMATION

General Location: Southeast side White Ave., southwest of Nineteenth St.

Other Parcel Info.:

Tax ID Number: 108 C D 002 & 003 Jurisdiction: City

Size of Tract: 18750 square feet

Accessibility: Access is via White Ave., a one-way local street with 32' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot

Surrounding Land Use:

Proposed Use: Mixed uses - Residential, retail Density:

Sector Plan: Central City Sector Plan Designation: MU

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

Neighborhood Context: This surface parking lot is within the Cumberland Avenue Corridor that includes UT Knoxville campus,

Children's and Fort Sanders Hospitals, retail businesses and residential housing within O-1, O-2, and C-

7 zones.

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

Street: 1912 White 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-7 (Pedestrian Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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-7 (Pedestrian Commercial) zoning

Staff Recomm. (Full): C-7 zoning of this site is consistent with surrounding zoning and development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The C-7 zone is consistent with the current use and will be compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
- 2. There are O-1 and C-7 zones located in the surrounding area where various types of medical and commercial businesses are located.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
- 2. The property is located on a one way street and will have little impact on streets.
- 3. The effect on surrounding properties will be minimal since the property is already zoned office and commercial with businesses located throughout this area.
- 4. The C-7 zoning requires the C-7 Design Review Board approval of a development plan prior to redevelopment of the site which should ensure that any new development will be consistent with the community's long range plans.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes commercial uses for the subject property.
- 2. The Central City Sector Plan proposes commercial uses for the subject property.
- 3. There may be additional requests for C-7 zoning in this area, as the surrounding parcels are more intensely developed with business and residential uses.

MPC Action: Approved MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: C-7 (Pedestrian Commercial)

Date of MPC Approval: 8/9/2007 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: 9/11/2007 Date of Legislative Action, Second Reading: 9/25/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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