

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-B-09-RZ **Related File Number:**
Application Filed: 7/2/2009 **Date of Revision:**
Applicant: ASSOCIATION OF LADIES OF CHARITY

PROPERTY INFORMATION

General Location: Southeast side W. Baxter Ave., southwest of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 M W PORTION OF 008 **OTHER:** MAP ON FILE AT MP **Jurisdiction:** City
Size of Tract: 1.25 acres
Accessibility: Access is via W. Baxter Ave., a major collector street with 39' of pavement width within 65' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant office/warehouse
Surrounding Land Use:
Proposed Use: Emergency food pantry, thrift shop and office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix light industrial, office and commercial uses, primarily along N. Central St. to the northeast, with established residential uses along side streets, zoned I-2.

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: Yes, extension of C-3 from the northeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of zoning from the northeast.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is an extension of zoning from the northeast.
3. The sector plan proposes commercial use for the property. The One Year Plan proposes mixed uses, including light industrial, office and general commercial. C-3 zoning is consistent with both of those proposals.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
- 2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

- 1. Water and sewer utilities are in place to serve this site.
- 2. The proposal would have no impact on schools or the street system.
- 3. The proposal is for a zoning of similar or slightly more intensity than the current zone, so the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-3 zoning.
- 2. The One Year Plan proposes mixed uses, including light industrial, office and general commercial uses, consistent with the proposal.
- 3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
- 4. Approval of this request could lead to future requests for commercial zoning, consistent with the adopted plans for the area.

Action:

Approved

Meeting Date: 8/13/2009

Details of Action:

Summary of Action:

C-3 (General Commercial)

Date of Approval:

8/13/2009

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: 9/8/2009

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/22/2009

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: