

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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www.knoxmpc.org

File Number: 8-C-03-RZ **Related File Number:**
Application Filed: 7/7/2003 **Date of Revision:**
Applicant: PELLISSIPPI STATE COMMUNITY COLLEGE
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Magnolia Ave., northwest side Linden Ave., northeast side Myrtle St.
Other Parcel Info.:
Tax ID Number: 95 A E 17 **Jurisdiction:** City
Size of Tract: 5.6 acres
Accessibility: Primary access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within 100' of right of way. There is also access via Myrtle St., a local street with 80' of right of way and 40' of pavement width, or via Linden Ave., a local street with 40' of right of way and 32' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Pellissippi State Community College
Surrounding Land Use:
Proposed Use: In house printing operation for college use only **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 office and commercial uses fronting Magnolia Ave. Warehousing uses are located to the south of the site under I-2 zoning.

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

Street: 1610 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential), SC-1 (Neighborhood Shopping Center) and I-2 (Restricted Manufacturing & Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the west
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-3 (General Commercial) zoning.

Staff Recomm. (Full):

C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 is a common zone in this area for properties fronting on both sides of E. Magnolia Ave.
2. The C-3 zone will allow the college to open a print shop on-site and bring the entire campus into conformance with the zoning ordinance. A private college is not permitted in the R-2 zoning district.
3. C-3 zoning is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. This proposal will place no additional demand on schools and streets.
2. Public water and sewer utilities are available to serve the site.
3. The college has been in operation for a couple of years under the R-2 zoning. It used to be the site of Knoxville Catholic High School, which was a use permitted on review under R-2 zoning. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site.
2. The Central City Sector Plan proposes commercial uses for the site.
3. The requested zoning is consistent with all adopted plans.

MPC Action:

Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

8/14/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

City Council

Date of Legislative Action:

9/16/2003

Date of Legislative Action, Second Reading: 9/30/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved
(Emergency)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: