

# 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  
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www.knoxmpc.org

**File Number:** 8-I-04-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2004              **Date of Revision:**  
**Applicant:** MPI BUSINESS SOLUTIONS, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Martin Luther King, Jr. Ave., northeast side Bentley St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 D R 001                      **Jurisdiction:** City  
**Size of Tract:** 0.5 acres  
**Accessibility:** Access is via Martin Luther King, Jr. Ave. a major collector street with 24' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Business parking lot                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within a mixed use area of housing, a city park and several businesses that have developed under R-1, R-2, O-2, C-1 and C-3 zones.

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

**Street:** 3500 Martin Luther King, Jr. Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial) and R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** A One Year Plan amendment for GC (General Commercial) was approved by MPC on 7/8/04.

### 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 other commercial zoning in the area and will allow this site to be used for surface parking for the adjoining business to the west that is already zoned C-3. The sector plan proposes commercial use of this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning is compatible with the scale and intensity of the surrounding non-residential development and zoning pattern.
2. C-3 is a logical extension of zoning from the southwest.

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 East 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 may generate similar requests for C-3 zoning on surrounding parcels with frontage on Martin Luther King, Jr. Ave.

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: