# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 9-E-04-RZ Related File Number:

Application Filed: 8/9/2004 Date of Revision:

Applicant: LEON THOMAS

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

General Location: Southeast side E. Magnolia Ave., southwest side Randolph St.

Other Parcel Info.:

Tax ID Number: 95 A M 005 Jurisdiction: City

Size of Tract: 0.32 acre

Accessibility: Access is via either E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within

100' of right of way, or Randolph St., a local street with 39' of pavement width within 60' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Tire store (closed)

**Surrounding Land Use:** 

Proposed Use: Combine with adjoining property for construction of wholesale lighting Density:

showroom and parking.

Sector Plan: Central City Sector Plan Designation: Light Industrial

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

Neighborhood Context: This area has been developed with commercial and light industrial businesses under I-2, C-3 and C-6

zoning.

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

Street: 600 E Magnolia Ave

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)

Former Zoning:

**Requested Zoning:** I-2 (Restricted Manufacturing and Warehousing)

Previous Requests: MPC approved change from I-2 to C-6 for a tire store on 10/11/01 (10-C-01-RZ).

**Extension of Zone:** Yes, extension of I-2 zoning from the north, south and west.

History of Zoning: MPC approved a rezoning from I-2 to C-6 for this property on 10/11/01 (10-C-01-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 I-2 (Restricted Manufacturing & Warehousing) zoning.

Staff Recomm. (Full): I-2 zoning is a logical extension of adjacent zoning and is consistent with both the One Year Plan and

sector plan designations for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. I-2 is a logical extension of zoning from the south, north and west.

3. The property was previously zoned I-2 before being rezoned to C-6 in 2001 to be used for a tire

store.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have no impact on schools or streets.

3. The proposal is compatible with surrounding development and will have minimal impact on adjacent

properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Central City Sector Plan propose light industrial

uses for this property, consistent with this proposal.

2. This request should not lead to any additional zoning requests for I-2 zoning in the area, since most

of the surrounding properties are already zoned I-2.

MPC Action: Approved MPC Meeting Date: 9/9/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE I-2 (Restricted Manufacturing and Warehousing)

Date of MPC Approval: 9/9/2004 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: 10/12/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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