

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-E-06-PA **AGENDA ITEM #:** 67
 4-K-06-RZ **AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** JAMES Y. MCNABB III
OWNER(S): ALBERT AND MARY PARROTT JAMES MCNABB ,III

TAX ID NUMBER: 69 M L 051 R-2 PART OF 53
JURISDICTION: Council District 5

▶ **LOCATION:** South side Rider Ave., west of N. Broadway,

▶ **TRACT INFORMATION:** 0.17 acres.

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Rider Ave., a local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant lot used for parking

▶ **PROPOSED USE:** Parking lot

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Residences / LDR and GC /R-2 and C-4 Commercial
 South: Residence / LDR/R-2 Residential
 East: Businesses / GC/C-3 and C-4 Commercial
 West: Residences / LDR/R-2 Residential

NEIGHBORHOOD CONTEXT: This site is within the N. Broadway corridor which includes older residential and commercial uses zoned R-2, C-3 and C-4.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) designation for the site. The applicant requested GC (General Commercial) designation**

Office designation will allow the site to be rezoned O-1 for less intensive transitional office uses, or use on review consideration for a surface parking lot for the adjacent commercial uses without permitting commercial uses adjacent to the residences to the west and north of the site

▶ **APPROVE O-1 (Office Medical and Related Services) District. Applicant requested C-3 (General Commercial) zoning**

O-1 zoning will permit use on review consideration for parking on this site, but would not allow retail uses on the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended Office designation and O-1 rezoning proposal are compatible with the scale and intensity of the surrounding land use and zoning pattern, while the GC and C-3 rezoning request will extend commercial zoning into an established neighborhood.
2. An Office One Year Plan designation and O-1 zoning would be compatible with the adjacent residential properties to the northwest and other residential development along Rider Ave.
3. The site is located between commercial businesses, zoned C-3, and residential uses, zoned R-2. O-1 permitted uses are compatible with both adjoining uses, but would be less intense than those permitted under the requested C-3 zoning.

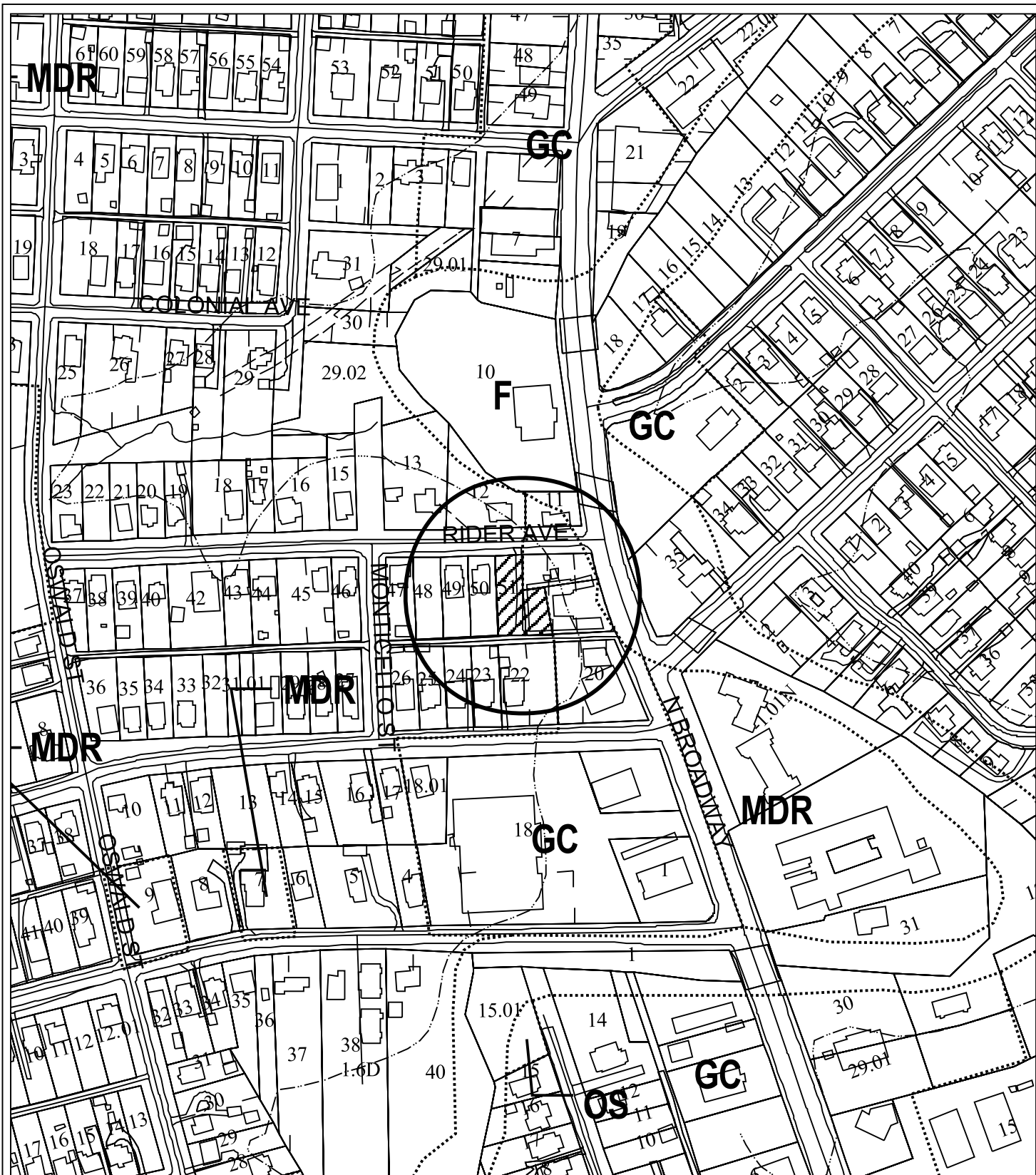
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Either C-3 or O-1 zoning would have a minimal impact on streets and no impact on schools.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. Approval of either the requested C-3 or recommended O-1 zoning requires a City of Knoxville One Year Plan amendment.
2. The North City Sector Plan proposes residential uses for this site with commercial use along N. Broadway
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-3 or O-1 rezoning on nearby properties that are zoned R-2.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



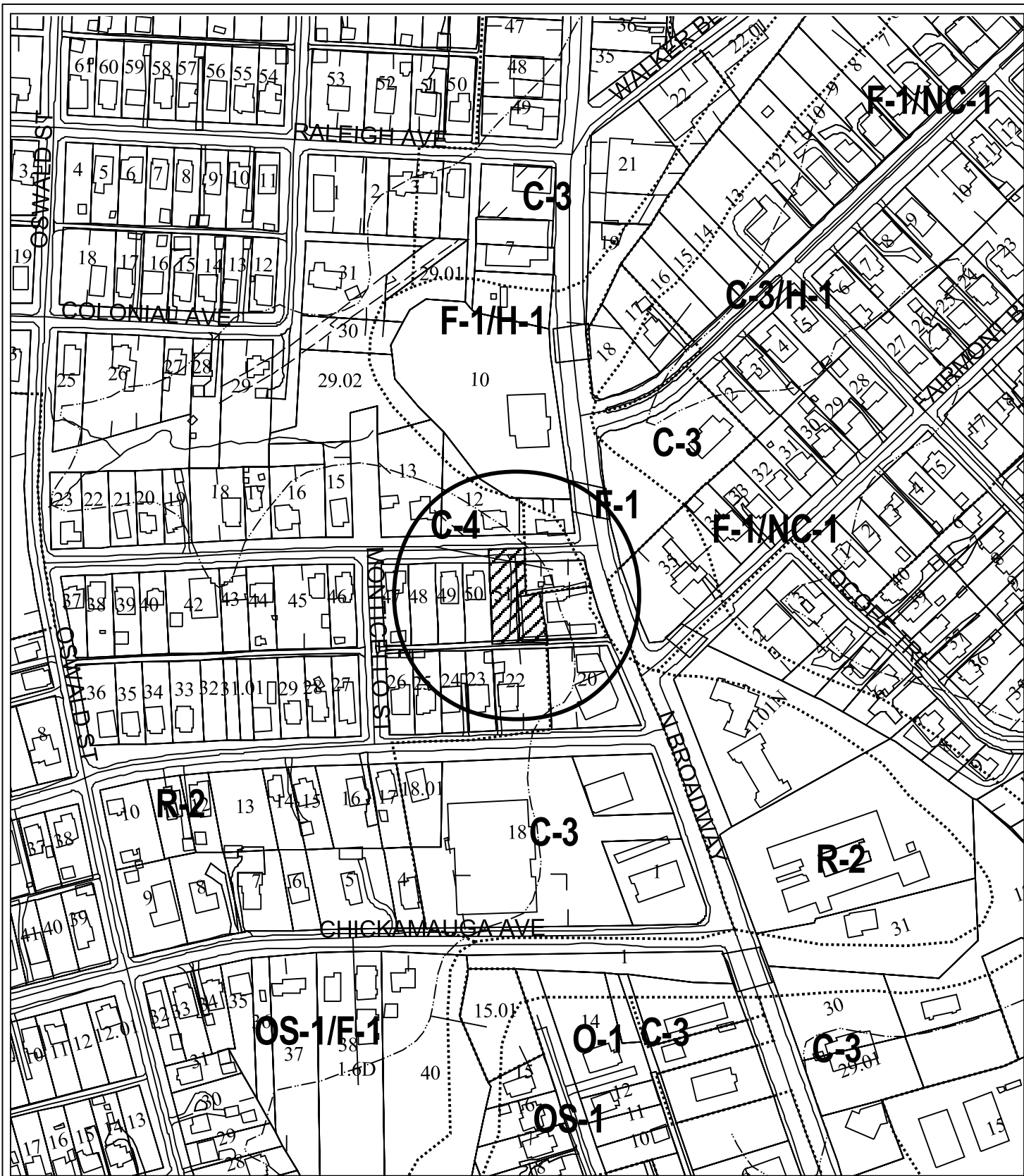
4-E-06-PA/4-K-06-RZ
 PLAN AMENDMENT

Petitioner: James Y. McNabb III
 Map No: 69
 Jurisdiction: City

 From: LDR (Low Density Residential)
 To: GC (General Commercial)

Original Print Date: 03/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**4-K-06-RZ
REZONING**

Petitioner: James Y. McNabb III

Map No: 69

Jurisdiction: City



From: R-2 (General Residential)

To: C-3 (General Commercial)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902