

▶ **FILE #:** 12-I-07-RZ

**AGENDA ITEM #:** 85

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** SUSANNE PAINTER

OWNER(S): PAINTER SUSANNE

TAX ID NUMBER: 82 C F 001

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side E. Magnolia Ave., northeast side N. Mary St.

▶ **APPX. SIZE OF TRACT:** 17108 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via E. Magnolia Ave., a five lane major arterial street, and N. Mary St., a local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Love Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Automobile repair shop

▶ **PROPOSED USE:** Automobile repair shop and used motor vehicle sales/rentals

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: E. Magnolia and businesses / C-3 Commercial

South: Residence / R-2 Residential

East: Businesses / C-3 Commercial

West: N. Mary St., and businesses / C-3 Commercial

NEIGHBORHOOD CONTEXT: This developed site is part of the strip commercial business and zoning pattern in place along this section of E. Magnolia Ave. within C-3, C-4, O-1, and O-2 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 zoning on this developed site will allow the repair, sale and rental of autos from this site in much the same manner as occurred previously when this site was an auto repair shop. The sector plan and One Year Plan propose Commercial use for the site.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently zoned and developed with commercial uses under O-1, C-3 and C-4 zones.
2. The C-4 zone will permit the proposed auto repair and sales use for this property which was previously an auto repair shop.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The C-4 zoning allows commercial uses within buildings, as well as outside display of merchandise including automobiles.
4. The established building location will limit the outside display area available on the site while the anticipated additional commercial development generated by auto sales being permitted on this site may help to generate other redevelopment initiatives in this area.

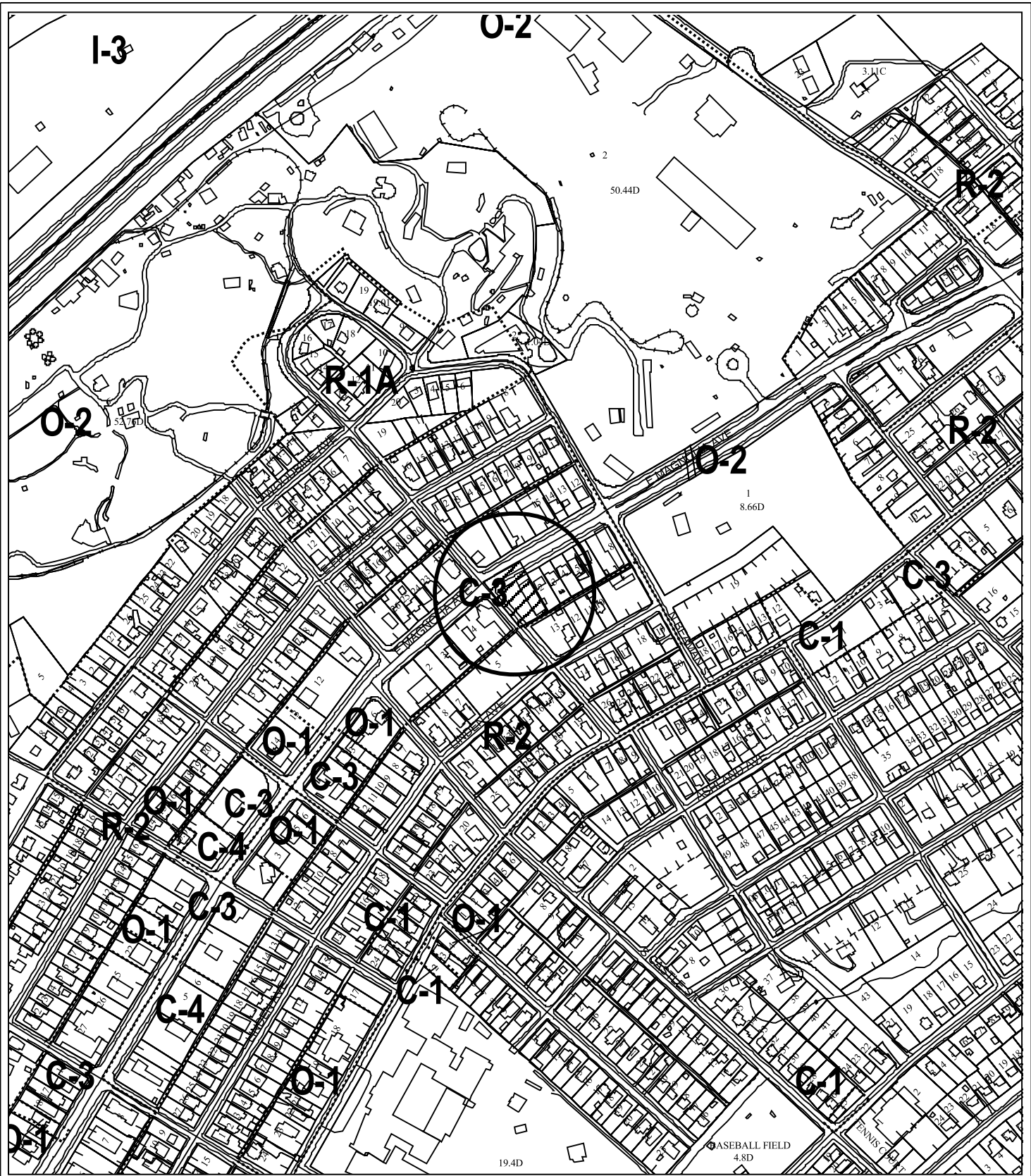
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes Commercial uses for this site.
2. The City of Knoxville 2007 One Year Plan Update proposes general commercial use for the property.
3. The site is within the Urban Growth (inside the city) Area on the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/2/2008 and 1/15/2008. 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.



**12-I-07-RZ  
REZONING**

Petitioner: Susanne Painter

Map No: 82

Jurisdiction: City



From: C-3 (General Commercial)  
To: C-4 (Highway and Arterial Commercial)

Original Print Date: 11/26/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

