

▶ **FILE #:** 2-L-07-RZ

AGENDA ITEM #: 75

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** RODNEY NAPIER, JR.

OWNER(S): JMJ COMPANY

TAX ID NUMBER: 94 D P 001

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side Jennings Ave., northeast side Tyson St.

▶ **APPX. SIZE OF TRACT:** 0.28 acre

SECTOR PLAN: Central City

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

ACCESSIBILITY: Current access is via Jennings Ave., a local street with 32' of pavement width within 50' of right of way. On-street parking appears to be permitted on both sides of the street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** C-2 (Central Business)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Specialty car repair and sales

EXTENSION OF ZONE: Yes, extension of C-3 zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Jennings Ave. - Vacant dwellings / C-3 (General Commercial)

South: Warehouse, distribution / C-2 (Central Business)

East: Stone St. - Storage yard / C-2 (Central Business)

West: Tyson St. - Old Gray Cemetery / O-2 (Civic & Institutional) / H-1 (Historic Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of dwellings, warehouse structures, businesses and outdoor storage yards, under C-2 and C-3 zoning. The historic Old Gray Cemetery is located to the southwest of the site, zoned O-2/H-1.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning.**

C-3 is a logical extension of zoning from the northwest, is compatible with surrounding development and zoning and is consistent with the One Year and sector plan designations for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 is a logical extension of zoning from the northwest.
2. C-3 is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. C-3 zoning will allow the property to be developed with general commercial uses, consistent with the sector plan and One Year Plan proposals for the site.

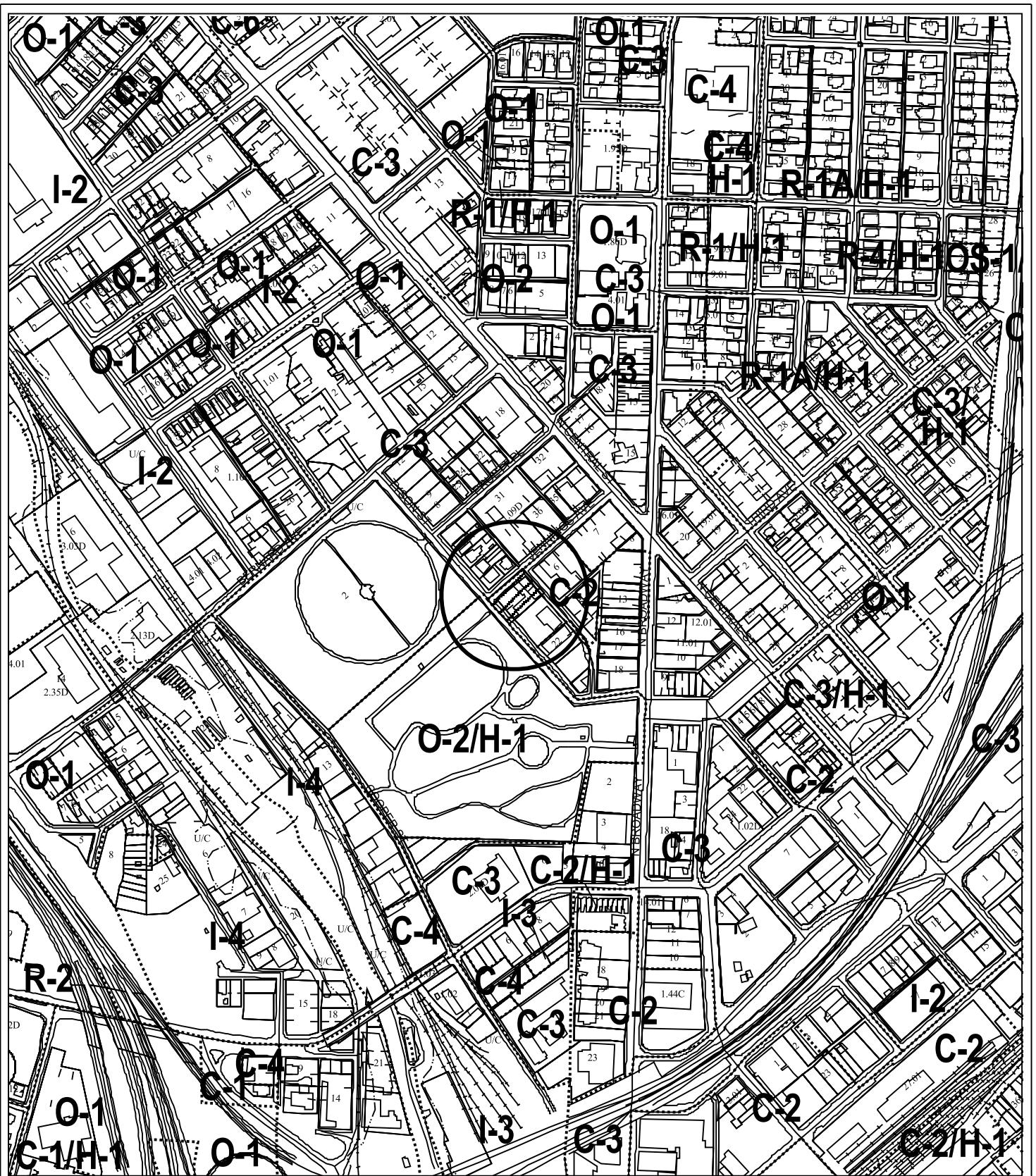
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The applicant's proposed use of auto repair is clearly allowed in the requested C-3 zone. However, auto sales may not be permitted in C-3. It is staff's understanding that the primary business is auto repair, which is the main reason for this rezoning request. Auto repair is clearly prohibited under the current C-2 zoning of the site.
3. The impact to surrounding properties will be minimal, as most are developed with commercial or warehouse/distribution uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes CBD (Central Business District) uses for this site, consistent with the proposal. The One Year Plan lists C-3 as an acceptable zone within CBD designated areas.
3. This proposal could lead to future requests for C-3 zoning in the area, on properties that are currently zoned C-2.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. 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.



2-L-07-RZ
REZONING



From: C-2 (Central Business District)
To: C-3 (General Commercial)

Original Print Date: 01/22/07

Revised:

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

Petitioner: Napier, Jr. Rodney

Map No: 94

Jurisdiction: City

0 500'

