

▶ **FILE #:** 3-D-09-RZ

AGENDA ITEM #: 56

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): ALAN & LILLIE INMAN

TAX ID NUMBER: 81 N H 15.01

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of W. Anderson Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 7987.5 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Anderson Ave., a local street with 22' of pavement within a 40' right-of-way

UTILITIES: Water Source: KUB
 Sewer Source: KUB

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Beauty shop

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was intended for C-3 rezoning in a 1993 application (7-B-93-RZ), but was incorrectly identified.

SURROUNDING LAND USE AND ZONING: North: Businesses and parking / I-2 and C-3 Commercial

South: Residences / I-2 Industrial

East: Commercial building / C-3 Commercial

West: Vacant lot and residences / I-2 and C-3 Commercial

NEIGHBORHOOD CONTEXT: This beauty shop is located in a mixed use area of older established housing and businesses that have developed under O-1, I-2 and C-3 zones.

STAFF RECOMMENDATION:

▶ **Recommend that City Council APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is consistent with the One Year Plan and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

COMMENTS:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY GENERALLY:

1. C-3 zoning is appropriate for this mixed use area which contains residential, retail and service businesses and offices. C-3 zoning of this site will have no impact on any surrounding commercial and office uses in the area since the use proposed is already established on the site.
2. Development of this lot under the C-3 zone will not require any variances.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. C-3 zoning is consistent with the existing C-3 zoning located to the north, east and west of the subject property.
2. Uses allowed under C-3 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on street traffic and no impact on schools.
3. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes MU (Mixed Use) (LI, GC, O) uses for the site. The One Year Plan lists C-3 as an acceptable zone within the GC designation.
2. The Central County Sector Plan proposes light industrial uses for the site.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2009 and 4/21/2009. 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.



**3-D-09-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)
To: C-3 (General Commercial)



Original Print Date: 2/26/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Metropolitan Planning Commission

Map No: 81

Jurisdiction: City

