

▶ **FILE #:** 1-B-12-RZ

AGENDA ITEM # 16

AGENDA DATE: 1/12/2012

▶ **APPLICANT:** FORT SANDERS, G.P.

OWNER(S): Fort Sanders, G.P.

TAX ID NUMBER: 81 F U 013

JURISDICTION: City Council District 5

▶ **LOCATION:** Northeast side N. Central St., northwest side E. Morelia Ave.

▶ **APPX. SIZE OF TRACT:** 14000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Central St., a minor arterial street with 36' of pavement width within 50' of right-of-way or E. Morelia Ave., a minor collector street with 33' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-3 (General Industrial)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Laundromat

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House - R-2 (General Residential)/IH-1 (Infill Housing Overlay)

South: N. Central St. - Office, warehouse, auto repair / I-3 (General Industrial)

East: E. Morelia Ave. - Chicken City retail / C-3 (General Commercial)

West: Business - I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This area along N. Central St. is developed with a mix of commercial and industrial uses under I-3, I-4, C-3 and C-4 zoning.

STAFF RECOMMENDATION:

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

C-3 zoning is an extension of zoning from the southeast, across E. Morelia Ave. The proposal is compatible with the scale and intensity of surrounding development. The proposal is consistent with the Central City Sector Plan and the City of Knoxville One Year Plan.

COMMENTS:

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

1. C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. The proposal is consistent with the proposals of the Sector Plan and One Year Plan.

3. C-3 zoning is a logical extension of zoning from the southeast.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. If approved, C-3 zoning will allow commercial use of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial uses for this site, consistent with the requested C-3 zoning.
2. C-3 zoning is consistent with the City of Knoxville One Year Plan, which designates the site for mixed uses, limited to general commercial or light industrial.
3. Approval of this request could lead to future requests for C-3 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2012 and 2/21/2012. 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.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: File# 1-B-12-RZ (Fort Sander, G.P.)

1 message

Dan Kelly <dan.kelly@knoxmpc.org>

Tue, Jan 3, 2012 at 9:34 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>

Cc: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: **Sarah Powell** <sarah.powell@knoxmpc.org>

Date: Tue, Jan 3, 2012 at 8:47 AM

Subject: Fwd: File# 1-B-12-RZ (Fort Sander, G.P.)

To: "Kelly, Dan" <dan.kelly@knoxmpc.org>

----- Forwarded message -----

From: **cecile reynolds** <cecilereynolds@yahoo.com>

Date: Mon, Jan 2, 2012 at 6:51 PM

Subject: File# 1-B-12-RZ (Fort Sander, G.P.)

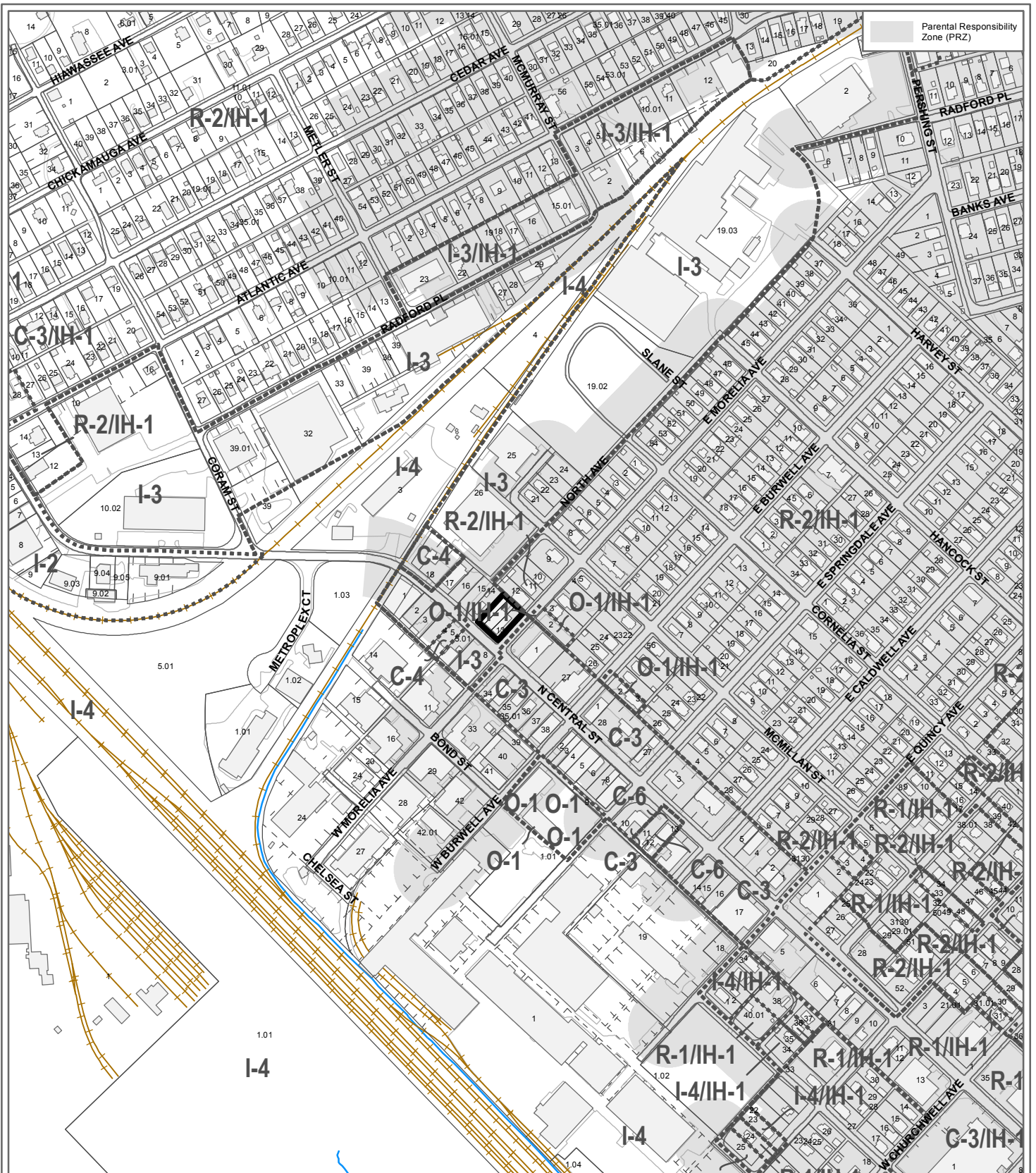
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

I received a postcard in the mail concerning re-zoning to allow a laundromat to be put in at the corner of Central St and Morelia Ave. Since the machines are already in the building, I'm not sure that anything I say will make a difference. There is about 20 feet space between this building and my home. There is also a home located at the back of the building only seperated by a small alley. I am surrounded by businesses, but these businesses are not open late at night. My concern is to have people so close outside my house late at night. It does not seem an appropriate place for a laudromat. There is a laudromat two blocks down the road so I see no benefit in having one put in so close to residential property. Please advise as to what (if anything) we can do to stop this from happening.

Cecile Reynolds
2710 N Central St
Knoxville, TN 37917

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Dan Kelly
MPC, Development Services Manager
[\(865\) 215-2500](tel:(865)215-2500)



**1-B-12-RZ
REZONING**

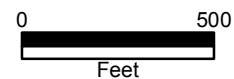
From: I-3 (General Industrial)
To: C-3 (General Commercial)



Petitioner: Fort Sanders, G.P.

Map No: 81

Jurisdiction: City



Original Print Date: 12/14/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902