

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 1-A-10-PA

Related File Number: 1-C-10-RZ

Application Filed: 11/25/2009

Date of Revision:

Applicant: M & T, LLC

PROPERTY INFORMATION

General Location: Southeast end Fennel Rd., southeast of Elyria Dr., northeast of Central Avenue Pike

Other Parcel Info.:

Tax ID Number: 69 I A PART OF 027.01 OTHER: MAP ON FILE AT MPC **Jurisdiction:** City

Size of Tract: 3.4 acres

Accessibility: Access is via Fennel Rd., a local street with 18' of pavement width with 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplexes or multi-dwelling residential development

Density:

Sector Plan: North City

Sector Plan Designation: Low Density Residential and Hillside Protection

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of low density and medium density residential development under R-2 zoning and some commercial, office and light industrial development under C-3, C-6, O-1, I-2 and I-3 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: MPC approved a plan amendment to GC and C-6 zoning in 2004 (7-I-04-RZ/7-E-04-PA).

Extension of Zone: Yes, extension of MDR from the southeast

History of Zoning: MPC approved a one year plan amendment to GC and rezoning to C-6 on 7/8/04 (7-I-04-RZ/7-E-04-PA). Staff had recommended denial of both requests.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

