

CASE SUMMARY

APPLICATION TYPE: REZONING

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 1-CC-06-RZ **Related File Number:**
Application Filed: 12/12/2005 **Date of Revision:**
Applicant: KCDC
Owner:

PROPERTY INFORMATION

General Location: South side Western Avenue, east of N. Twenty First St.
Other Parcel Info.:
Tax ID Number: 94 J E 028 **Jurisdiction:** City
Size of Tract: 2050 square feet
Accessibility: Access is via Western Ave., a major arterial street with 4 lanes and a center median within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Redevelopment **Density:**
Sector Plan: Central City **Sector Plan Designation:** Neighborhood Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located to the south, across Western Ave., from the Mechanicsville Commons redevelopment project, zoned TND-1. To the south, east and west are retail, light manufacturing and distribution businesses, zoned C-3, C-4, I-2 and I-3.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: MPC approved MU plan amendment and C-3 zoning on April 14, 2005 (4-C-05-PA/4-C-05-RZ).
Extension of Zone: Yes, extension of C-3 from the south, east and west.
History of Zoning: MPC approved GC plan designation C-3 zoning on the adjacent properties on 4/14/05 (4-C-05-PA/4-C-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: