

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-D-01-PA **Related File Number:**
Application Filed: 11/17/2000 **Date of Revision:**
Applicant: ABRAHAM & NORA RAMOS
Owner:

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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PROPERTY INFORMATION

General Location: South side of Hawthorne Av., west side of St. Paul St.
Other Parcel Info.:
Tax ID Number: 109 A L 11 **Jurisdiction:** City
Size of Tract: 7500 square feet
Accessibility: Access is via Hawthorne Av., a local street with 26' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: International gift shop **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: This vacant site is part of an older residential area that is zoned I-3. Residential properties in this area have been redeveloped with businesses over the years.

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

Street: 110 Hawthorne Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE MU (Mixed Use) (General Commercial, Light Industrial)

Staff Recomm. (Full): Properties to the north and west have been developed with businesses, and the existing residences between Hawthorne street and Tindell Av. are nonconforming under the current I-3 zoning. Commercial use of this site will not adversely impact the character of this area. The sector plan proposes low density residential use for property south of Hawthorne St. at 1 to 3 dwellings per acre for housing, or 1 to 6 units per acre for planned development for this site.

Comments: Only one lot on the south side of Hawthorne St. is occupied by a residence, and all the property on the north side is developed with businesses. Allowing general commercial use of this site will comply with the General Plan policy of placing like uses across the street from each other.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: APPROVE MU (Mixed Use) (General Commercial, Light Industrial)

Date of MPC Approval: 1/11/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 2/6/2001

Date of Legislative Action, Second Reading: 2/20/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: