# CASE SUMMARY

## **APPLICATION TYPE: PLAN AMENDMENT**

#### **ONE YEAR PLAN AMENDMENT**

File Number: 1-D-03-PA **Related File Number:** 1-J-03-RZ **Application Filed:** 12/10/2002 Date of Revision: Applicant: JESS PROPERTIES Owner:

### PROPERTY INFORMATION

General Location:	West side N Broadway, south of Curtis Ln.			
Other Parcel Info.:				
Tax ID Number:	48 N B 5, 11	OTHER: (EASTERN PORTIONS ADJACENT	Jurisdiction:	City
Size of Tract:	4 acres			
Accessibility:	Access is via N. Broadway, a four lane, median divided major arterial street.			

## GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land		
Surrounding Land Use:			
Proposed Use:	Retail		Density:
Sector Plan:	North City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site has residential land uses and R-1 zoning on three sides and serves as the southern edge of residential development along this section of N. Broadway .		

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)
Former Zoning:	
Requested Zoning:	C-3 (General Commercial)
Previous Requests:	Property was denied Office and O-1 zoning n 1990's
Extension of Zone:	Yes
History of Zoning:	Property was denied GC and C-4 zoning in 1990 and 1995.

## PLAN INFORMATION (where applicable)

LDR (Low Density Residential) **Current Plan Category:** 

Requested Plan Category: GC (General Commercial)



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5901 N Broadway

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE GC (Ge	neral Commercial) designation, lin	nited to C-6 zoning	
Staff Recomm. (Full):	This designation will promote compatibility between residential and commercial uses in the area and with the property's location along N. Broadway. Requests for GC designation and C-4 zoning were denied in 1995 because of traffic access and safety issues and the rezoning's negative impact on the residential area to the west. The current requests are different in the following ways: (1) The property is smaller and does not extend as far back into the adjacent neighborhood; (2) a traffic signal is planned at the N. Broadway/Jacksboro Pike intersection, thus improving traffic access and safety at this location; and (3) the attached conditions on rezoning will reduce the development's impact on the surrounding area.			
Comments:				
MPC Action:	Approved as Modified	ed	MPC Meeting Date	: 6/12/2003
Details of MPC action:	Revised by applicant adding the following two conditions:1) That the front part of the property be rezoned C-6 with access only to Broadway and no access to Madonna Circle or Curtis Lane. And 2) That the back portion of the property be rezoned Open Space (the applicant will record a conservation easement on this property after closing on the property.			
Summary of MPC action:	APPROVE GC (General Commercial), limited to C-6 zoning (as revised by the applicant)			
Date of MPC Approval:	6/12/2003	Date of Denial:	Postponements:	1/9/2003-2/13/2003
Date of Withdrawal:		Withdrawn prior to publicatio	on?: Action Appealed?	:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council		
Date of Legislative Action:	7/8/2003	Date of Legislative Action, Second Reading:	7/22/2002
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:	