

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-E-05-PA                      **Related File Number:** 1-D-05-RZ  
**Application Filed:** 11/30/2004              **Date of Revision:**  
**Applicant:** JOHN DAVIS  
**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

Suite 403 • City County Building  
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### PROPERTY INFORMATION

**General Location:** Southwest side McConnell St., southeast side Kenner Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 B F 02301                      **Jurisdiction:** City  
**Size of Tract:** 1550 square feet  
**Accessibility:** Access is via McConnell St., a minor collector street with 29' of pavement width within 50' of right of way, or Kenner Ave., a local one way alley with 17' of pavement width within 35' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Closed convenience store and deli  
**Surrounding Land Use:**  
**Proposed Use:** Convenience store and deli                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with multi-family residential uses under R-2 zoning, with commercial buildings located on the subject property and on a parcel to the northeast, which is zoned C-3.

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

**Street:** 401 McConnell St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC from the northeast  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): GC is an extension of the designation from the northeast. A commercial building is currently located on the site with another commercial business to the northeast.

Comments:

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 1/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

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

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/15/2005

Date of Legislative Action, Second Reading: 3/1/2005

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: