

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



**File Number:** 1-G-21-PA                      **Related File Number:** 1-J-21-RZ  
**Application Filed:** 11/30/2020                      **Date of Revision:**  
**Applicant:** JONATHAN LYONS / 360 SURVEYING & MAPPING

## PROPERTY INFORMATION

**General Location:** East side of Emmett St., north of Vandeventer Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 A F 010                      **Jurisdiction:** City  
**Size of Tract:** 0.2 acres  
**Accessibility:** This property is being combined with the 2 parcels to the north, so it will have three frontages. Sutherland Avenue is a minor arterial with a pavement width of 30 feet inside a 61-foot right-of-way. Emmett Street is a local road with a pavement width of approximately 16 feet inside a right-of-way of approximately 35 feet. Vandeventer Avenue is a local road with a pavement width of approximately 21 feet inside a right-of-way of approximately 32 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Within City limits  
**Neighborhood Context:** This parcel is located within a block that contains commercial uses fronting Sutherland Avenue. There is a mix of craft industrial and light warehousing along adjacent blocks to the east and west. Single family dwellings are across the street to the south and consist of three blocks of this use sandwiched between office land uses.

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

**Street:** 200 Emmett St.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-MU (Industrial Mixed-Use)  
**Former Zoning:**  
**Requested Zoning:** C-G-2 (General Commercial Zoning District)  
**Previous Requests:**  
**Extension of Zone:** Yes, MU-SD, CC20 is adjacent to the north  
**History of Zoning:** None noted for this property



**Date of Approval:** 1/14/2021

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:** 2/9/2021

**Date of Legislative Action, Second Reading:** 2/23/2021

**Ordinance Number:**

**Other Ordinance Number References:** O-35-2021

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

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**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**