CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:	1-H-01-PA	Related File Number:	1-G-01-RZ
Application Filed:	12/6/2000	Date of Revision:	
Applicant:	SAM FURROW		
Owner:			

PROPERTY INFORMATION

General Location:	South of Cecil Ave., east of N. Cherry St.			
Other Parcel Info.:	Portion of parcel 9 shown LDR to LI and portion zoned R-1 to I-3			
Tax ID Number:	82 B D 9 OTHER: PORTION LDR AND R-1	Jurisdiction:	City	
Size of Tract:	1.6 acres			
Accessibility:	Access is via N. Cherry St., a four lane minor arterial street within a 70' right-of-way.			

GENERAL LAND USE INFORMATION

Existing Land Use:	Parking		
Surrounding Land Use:			
Proposed Use:	Outside storage or other light industrial uses.		Density:
Sector Plan:	East City	Sector Plan Designation:	
Growth Policy Plan:			
Neighborhood Context:	This property is part of a light industrial site that fronts on the east side of N. Cherry St. within I-3 zoning.		

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

1808 N Cherry St.

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)		
Former Zoning:			
Requested Zoning:	I-3 (General Industrial)		
Previous Requests:	None noted		
Extension of Zone:	Yes		
History of Zoning:	This strip of R-1 zoning was maintained in the early 1980's when parking was allowed in abutting residential areas where access was not permitted through the more restrictively zoned area.		
PLAN INFORMATION (where applicable)			

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: LI (Light Industrial)



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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

Pla	anner In C	harge:	

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial)

Staff Recomm. (Full):	The subject property is an employee parking lot built below the average grade of the residences to the north and east. The site could be developed with light industrial uses without adversely impacting those residences. The sector plan proposes light industrial and low density residential uses for this site.
Comments:	The back lot lines of residential properties to the east and west are currently abutting I-3 zoning. Extending the light industrial designation and I-3 to include the subject property would not substantially change the land use relationships or zoning boundary characteristics of the area. There will continue to be grade separation between the residential lots and any industrial use on the subject property. The I-3 zone also requires a 75' side yard setback and a 50' rear yard setback from abutting residential zones.

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MPC Action:	Approved		MPC Meeting Date:	1/11/2001
Details of MPC action:				
Summary of MPC action:	APPROVE LI (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:	