

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**CENTRAL CITY SECTOR PLAN AMENDMENT**



**File Number:** 1-H-21-SP                      **Related File Number:**  
**Application Filed:** 11/30/2020              **Date of Revision:**  
**Applicant:** D.F.S PROPERTIES, LP BY AND THROUGH COUNSEL

## **PROPERTY INFORMATION**

**General Location:** West side of Liberty St., across from Sanderson Rd. and north of Middlebrook Pk  
**Other Parcel Info.:**  
**Tax ID Number:** 94 I L 038                      **Jurisdiction:** City  
**Size of Tract:** 0.53 acres  
**Accessibility:** Liberty Street is a major collector with a pavement width of 35 feet inside a right-of-way approximately 57 feet wide.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MDR/O (Medium Density Residential/Office)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** Properties to the south along and near Middlebrook Pike consist of general warehousing, commercial, and office uses. The block containing this property is a mix of uses with multifamily dwellings and a church until the uses transition to single family uses north of Joyce Avenue. Single family residential dwellings are across the street to the west.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** I-MU (Industrial Mixed-Use)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## **PLAN INFORMATION (where applicable)**



## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/9/2021

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:** O-37-2021

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**