

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-I-02-PA                      **Related File Number:** 1-V-02-RZ  
**Application Filed:** 12/18/2001                      **Date of Revision:**  
**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION  
**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  
400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** South side of University Ave, northeast side of College St.  
**Other Parcel Info.:** Also included are 1510, 1514, 1516, 1518, 1520, & 1524 University Ave.  
**Tax ID Number:** 94 F M 001    OTHER: 094 FM 002-007                      **Jurisdiction:** City  
**Size of Tract:** 0.5 acres  
**Accessibility:** Access is via University Ave., a major collector street with 32' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lots and building, barber shop, art studio, and church  
**Surrounding Land Use:**  
**Proposed Use:** Neighborhood commercial for proposed Stephen's Square.                      **Density:** NA  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is part of the Mechanicsville commercial node zoned C-3 that has served this neighborhood for years.

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

**Street:** 1504 University Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** TND-1 (Traditional Neighborhood Development)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other properties in the area have had plan changes to accommodate the KCDC redevelopment plan.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)  
**Requested Plan Category:** MU (Mixed Use)(TND-1)

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE MU (Mixed Use) One Year Plan designation for this property, limited to TND-1 zoning.

Staff Recomm. (Full):

This plan amendment is consistent with other recent redevelopment occurring in the neighborhood and will permit development that will be an enhancement to the overall Hope VI project. The sector plan proposes commercial use for this site.

Comments:

This One Year Plan and rezoning are needed to develop Stephen's Square, which is part of the Hope VI redevelopment project. A mixed use development that includes neighborhood commercial is expected to enhance the overall community concept by providing needed services and goods within easy walking distance to area residents. A related use-on-review for these parcels and adjoining property is on the MPC agenda for consideration (1-G-01-UR).

MPC Action:

Approved

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action:

APPROVE MU (Mixed Use) limited to TND-1 zoning

Date of MPC Approval:

1/10/2002

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:

2/5/2002

Date of Legislative Action, Second Reading: 2/19/2002

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: