

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-J-06-PA **Related File Number:** 1-T-06-RZ
Application Filed: 12/5/2005 **Date of Revision:**
Applicant: FADI ABOUSH
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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Liberty St., southeast side Knott Ln.
Other Parcel Info.:
Tax ID Number: 107 D C 012 **Jurisdiction:** City
Size of Tract: 11750 square feet
Accessibility: Access is via Liberty St., a major collector street with 23' of pavement width within 40' of right of way or Knott Ave., a local street with 20' of pavement width within 35' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Four dwelling units **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is at the north end of an existing, stable, single-family neighborhood that has developed under R-2 zoning.

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

Street: 717 Liberty St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: Property was zoned in I-2 in 2000.
Extension of Zone: Yes, extension of MDR and R-2 from the south, east and west.
History of Zoning: A One Year Plan amendment to LI and rezoning to I-2 were denied by MPC on 7/12/01 and subsequently approved on appeal by City Council on 8/21/01 and 9/4/01 (7-D-01-PA/7-M-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

