

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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www.knoxmpc.org

File Number: 1-Q-01-RZ **Related File Number:**
Application Filed: 12/13/2000 **Date of Revision:**
Applicant: DUSTIN NEAL
Owner:

PROPERTY INFORMATION

General Location: West side of S. Central St., south of E. Jackson Ave.
Other Parcel Info.:
Tax ID Number: 94 E G 14,15 **Jurisdiction:** City
Size of Tract: 7221 square feet
Accessibility: Access is via S Central Street, a minor arterial street with 32' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building.
Surrounding Land Use:
Proposed Use: Real estate office. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan:
Neighborhood Context: This site is within the Old City portion of the Central Business District of Knoxville that is zoned C-2, C-3, and I-3.

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

Street: 111 S. Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-2 (Central Business)
Previous Requests: None noted.
Extension of Zone: Yes.
History of Zoning: None noted on this site, but other properties in the Jackson Ave./S Central St. area have been rezoned to C-2.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: MAB

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business)

Staff Recomm. (Full): The site is part of the Old City retail area located in the northeastern portion of the Knoxville Central Business District, which is zoned C-2, C-3 and I-3. The Central City Sector Plan and the One Year Plan both support commercial use for the site.

Comments: This request is consistent with the zoning action taken on other properties surrounding this site, which have been rezoned to C-2 to be consistent with the retail use of those existing buildings.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business)

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: