

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-A-01-PA **Related File Number:**
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: ANN JERNIGAN
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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Morris Ave., southwest of McClain St.
Other Parcel Info.:
Tax ID Number: 94 P C 4 **Jurisdiction:** City
Size of Tract: 0.11 acres
Accessibility: Access is via Morris Ave., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a developing light industrial area that is zoned I-3, but still has a number of older, occupied single family structures within it.

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

Street: 3300 Morris Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: LDR (Low Density Residential)

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: kp

Staff Recomm. (Abbr.): DENY the One Year Plan amendment to LDR (Low Density Residential) designation for this site.

Staff Recomm. (Full): The site is surrounded by LI (Light Industrial) designated property zoned I-3 (General Industrial) where new construction has been for industrial uses. Approval of this plan amendment is contrary to the sector plan and the development trend in the area. The sector plan proposes light industrial use for the site.

Comments: The recent industrial development in this area has been displacing the older housing stock. Introduction of new residential development at this site would be contrary to the established development trend and would place a new incompatible residential land use in the middle of an emerging industrial area. The City of Knoxville Department of Development has submitted a letter stating that new residential construction in this area would conflict with the City's plans to redevelop this area.

MPC Action: Denied MPC Meeting Date: 10/11/2001

Details of MPC action:

Summary of MPC action: DENY the One Year Plan amendment to LDR (Low Density Residential) designation for this site.

Date of MPC Approval: Date of Denial: 10/11/2001 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: