

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-01-PA **Related File Number:**
Application Filed: 8/21/2001 **Date of Revision:**
Applicant: JOHN DAVIS
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

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PROPERTY INFORMATION

General Location: Northeast side Ben Hur Ave., southeast of Martin Luther King Jr. Ave.
Other Parcel Info.:
Tax ID Number: 82 O J 36 **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility: Access is via Ben Hur Ave., a minor collector street with 36' of pavement width and 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Car wash **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses along the properties fronting Martin Luther King, Jr. Ave., with residential uses to the rear.

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

Street: 114 Ben Hur Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes. Extension of GC to the northwest.
History of Zoning: The adjacent Parcel 35 to the southeast was approved for a plan amendment to Office at the Aug. 9, 2001 MPC meeting and Sept. 18 at City Council.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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 GC (General Commercial).

Staff Recomm. (Full): GC represents a logical extension of the GC to the northwest.

Comments: This request represents a logical extension of commercial from the northwest. The established Office plan designation on parcel 35 to the southeast should prevent commercial zoning from being approved any further to the southeast into the residential neighborhood. The applicant proposes to develop a car wash on this property. A plan amendment to GC will allow the applicant to request the appropriate commercial zoning to develop a car wash on the site. The East City Sector Plan designates this site for low density residential uses.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 10/11/2001

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: 11/13/2001

Date of Legislative Action, Second Reading: 11/27/2001

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: