

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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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**File Number:** 10-B-10-PA                      **Related File Number:** 10-E-10-RZ  
**Application Filed:** 7/6/2010                      **Date of Revision:**  
**Applicant:** MPC AND CITY OF KNOXVILLE COMMUNITY DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** Northeast side Branner St., southeast side W. Quincy Ave.  
**Other Parcel Info.:** Rezoning for parcels 081KM039 & 040 only  
**Tax ID Number:** 81 K M 001-004, 038-040                      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:** Access to this area is from various local streets, including W. Quincy Ave., Branner St., and Warren Ave., as well as three unnamed alleys which run between those streets.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located within an area of mixed uses. To the southeast are residential uses, zoned R-2. To the northeast are commercial uses along N. Central St., zoned C-3/IH-1, To the west are industrial uses, zoned I-4.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)  
**Previous Requests:** 8-E-10-SP/8-C-10-RZ  
**Extension of Zone:** Yes, extension of MDR from the southeast  
**History of Zoning:** MPC approved a sector plan amendment to MDR and R-1/IH-1 zoning on parcel 36 on 8/12/10 (8-C-10-RZ/8-E-10-SP).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** HI (Heavy Industrial)

