				P L A N N I N G		
COMMISSION						
File Number:	10-J-07-PA	Related File Number:	10-N-07-RZ	T E N N E S S E E Suite 403 • City County Building		
Application Filed:	9/4/2007	Date of Revision:		400 Main Street Knoxville, Tennessee 37902		
Applicant:	ODLE & YOUNG ARCH	ITECTS		8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8		
				www•knoxmpc•org		
PROPERTY INF	ORMATION					
General Location:	Southeast side	Forest Ave., northeast side S. Tw	enty First St.			
Other Parcel Info.:						
Tax ID Number:	94 N P 001		Jurisdiction	: City		
Size of Tract:	0.21 acres					
Accessibility:	Access is via S. of-way.	Access is via S. Twenty First St. and Forest Ave., both local streets with 26' pavements within 50' rights- of-way.				
GENERAL LAN	D USE INFORMATIC	DN				
Existing Land Use:	Wholesale					
Surrounding Land	Use:					
Proposed Use:	Deli and office		Den	sity:		
Sector Plan:	Central City	Sector Plan Designatio	n: Office			
Growth Policy Plar	: Urban Growth A	rea (Inside City Limits)				
Neighborhood Con		This vacant site is in an area of both businesses and residential uses of both apartments and single family dwellings that are zoned I-2, O-1, O-2, RP-1 and R-2.				
ADDRESS/RIGI	HT-OF-WAY INFORM	IATION (where applicable)			
Street:	2022 Forest Ave	9				
Location:						
Proposed Street Na	ame:					
Department-Utility	Report:					
Reason:						
ZONING INFOR	MATION (where app	olicable)				
Current Zoning:	O-2 (Civic and I	nstitutional) & I-2 (Restricted Man	ufactring & Warehousing)			
Former Zoning:						
Requested Zoning	C-3 (General Co	ommercial)				
Previous Requests	: None noted					
Extension of Zone:	No					
History of Zoning:	None noted					
PLAN INFORM	ATION (where applic	able)				
Current Plan Categ	NOT: MU (Mixed Use: Medium Density	s) (O-Office, HDR-High Density R / Residential)	esidential) & MU (Mixed Use	es) (O-Office, MDR-		

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

KNOXVILLE·KNOX COUNTY

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METROPOLITAN

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	М	PC ACTION AND DISPOS	SITION		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	APPROVE NC (Neighborhood Commercial) designation (Applicant requested GC (General Commercial) designation.)				
Staff Recomm. (Full):	The Neighborhood Commercial designation will permit the uses proposed by the applicant and would restrict additional retail uses to activities that would be generally compatible to nearby residential uses at a neighborhood scale and intensity.				
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL The applicant is proposing to construct a deli and a upstairs office on this parcel catering to the surrounding residents and workers. Both the requested GC designation and C-3 zone and the recommended NC and C-1 allow the proposed uses; however, the C-1 zone restricts permitted uses to activities that are more compatible to the surrounding zoning and uses. Than the requested C-3 zone. The proposed deli and office use are consistent with the apartment, office and wholesaling uses noted in the area. 				
	erve the site. mpact on streets resulting from this proposal. impact on adjacent properties, since the subject the neighborhood to discuss the development plan Sanders Neighborhood Association supports the C-1 zoning. (See letter attached.) D PLANS) use, while the One Year Plan shows Mixed use n allows approval of C-1 zoning on the site. porhood Commercial designation and C-1 zoning to nesses to meet the needs of residents in the				
MPC Action:	Approved	apartment development in the are	MPC Meeting Date: 10/11/2007		
Details of MPC action:					
Summary of MPC action:	NC (Neighborhood Commercial)				
Date of MPC Approval:	10/11/2007	Date of Denial:	Postponements:		
Date of Withdrawal:	awal: Withdrawn prior to publication?: Action Appealed?:				
	LEGISI	ATIVE ACTION AND DIS	SPOSITION		
Legislative Body:	Knoxville City Co				

Legislative body.			
Date of Legislative Action:	11/6/2007	Date of Legislative Action, Second Reading:	11/20/2007
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: