

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-L-07-PA **Related File Number:** 10-S-07-RZ
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: MATHIS BUSH AND DAVID HARB

PROPERTY INFORMATION

General Location: Southeast side Grand Ave., southwest side Nineteenth St.
Other Parcel Info.:
Tax ID Number: 94 N B 004 **Jurisdiction:** City
Size of Tract: 23500 square feet
Accessibility: Access is via Grand Ave., a local street with a 38' pavement width within a 65' right-of-way, and Nineteenth St., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Convenience store and residential units **Density:**
Sector Plan: Central City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is part of the mixed use wholesale, office and residential development found in the Ft. Sanders neighborhood within I-2,O-1,O-2, R-2, RP-3 and R-3 zones.

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

Street: 1908 Grand Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: NC (Neighborhood Commercial)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE NC (Neighborhood Commercial) One Year Plan designation

Staff Recomm. (Full): Neighborhood Commercial uses are appropriate at this location which will serve the needs of University of Tennessee students. The Central City One Year Plan proposes light industrial uses and the Sector Plan proposes medium density residential uses for this property. The current light industrial designation is not appropriate for this area which has transitioned to office and residential uses in recent years.

Comments:

MPC Action: Approved

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:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: