# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number:11-B-01-RZRelated File Number:Application Filed:10/5/2001Date of Revision:Applicant:MARGARET HAMBRIGHT

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

#### PROPERTY INFORMATION

 General Location:
 Northwest side of W. Jackson Ave., east side of N. Broadway

 Other Parcel Info.:
 Jurisdiction: City

 Tax ID Number:
 94 E J 6
 Jurisdiction: City

 Size of Tract:
 0.27 acres

 Accessibility:
 Access is via Broadway, a four lane major arterial street, and W. Jackson Ave., a local street with 24' of pavement within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant commercial building			
Surrounding Land Use:				
Proposed Use:	Retail (first floor) and Residential (upper floors)		Density:	
Sector Plan:	Central City	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This site is at the northwest end of the identified Central Business District. Other property in the area has developed with both businesses and residences within I-3, C-3 and C-2 zones.			

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

Street:

102 N Broadway

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	I-3 (General Industrial)
Former Zoning:	
Requested Zoning:	C-2 (Central Business)
Previous Requests:	None known
Extension of Zone:	Yes
History of Zoning:	None noted for this site, but property to the northeast was zoned C-2 in the late 1990's.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

#### **Requested Plan Category:**

## 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.):	APPROVE C-2 (Central Business) zoning			
Staff Recomm. (Full):	C-2 zoning is consistent with abutting commercial zoning and development. The sector plan and the One Year Plan propose this site for central business uses.			
Comments:	The small size of this site is better suited for commercial uses than industrial uses permitted by the present zoning.			
MPC Action:	Approved		MPC Meeting Date: 11/8/2001	
Details of MPC action:				
Summary of MPC action:	APPROVE C-2 (Central Business)			
Date of MPC Approval:	11/8/2001	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:	12/11/2001	Date of Legislative Action, Second Reading: 1/8/2002		
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:		