

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**CENTRAL CITY SECTOR 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:** 12-C-09-SP                      **Related File Number:**  
**Application Filed:** 11/2/2009              **Date of Revision:**  
**Applicant:** JACQUELINE WHITESIDE

## PROPERTY INFORMATION

**General Location:** South side E. Magnolia Ave., east side N. Kyle St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 O N 003                      **Jurisdiction:** City  
**Size of Tract:** 0.55 acres  
**Accessibility:** Access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turning lane within 100' of right of way, or N. Kyle St., a local street with 15-16' of pavement width within 35' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Formerly Regions Bank  
**Surrounding Land Use:**  
**Proposed Use:** Car lot                                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-CC05  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of E. Magnolia Ave. is developed with commercial uses under C-3 zoning.

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

**Street:** 2104 E Magnolia Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use) - Special District (limited to C-3, O-3, RP-1 & RP-2)  
**Requested Plan Category:** MU (Mixed Use) - Special District (limited to C-3, C-4, O-3, RP-1 & RP-2)



If "Other": Not approved

**Amendments:**

Not approved.

**Date of Legislative Appeal:**

If "Other":

**Amendments:**

**Effective Date of Ordinance:**