

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 12-H-01-RZ **Related File Number:**
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: DAVID HUTCHINS
Owner:

PROPERTY INFORMATION

General Location: East side Stewart St., north of Gill Ave.
Other Parcel Info.:
Tax ID Number: 81 M R 18 **Jurisdiction:** City
Size of Tract: 0.12 acre
Accessibility: Access is via Stewart St., a local street with 35' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant triplex
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with a mix of residential, office and commercial uses.

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

Street: 906 Stewart St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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:

MAB

Staff Recomm. (Abbr.):

APPROVE O-1 (Office, Medical & Related Services)

Staff Recomm. (Full):

O-1 zoning would be compatible with the residential, office and commercial land uses and zoning designations in this area.

Comments:

The Central City Sector Plan designates this site for low density residential uses. The One Year Plan designates it for Office uses. Approval of the applicant's request for O-1 will change the property's zoning to a less intense zone than C-3, bringing it closer to the sector plan proposal for this area. The applicant is proposing to convert a vacant triplex on the property into a duplex. A duplex is a permitted use within the O-1 zoning district.

MPC Action:

Approved

MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action:

APPROVE O-1 (Office, Medical & Related Services)

Date of MPC Approval:

12/13/2001

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:

1/8/2002

Date of Legislative Action, Second Reading: 1/22/2002

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: