CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
4 0 0   M a i n   S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number:	12-J-01-UR	**Related File Number:**	
Application Filed:	11/14/2001	**Date of Revision:**	
Applicant:	HALDEN L. MARTIN		
Owner:			

PROPERTY INFORMATION

General Location: North side of Montgomery Av., west of Pleasant Ridge Rd.

Other Parcel Info.:

Tax ID Number: 93 D H 7 **Jurisdiction:** City

Size of Tract: 10400 square feet

Accessibility: Access is via Montgomery Av., a local street with a pavement width of 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Sheet metal fabricator **Density:**

Sector Plan: Northwest City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The Pleasant Ridge Industrial Park adjoins the northern boundary of this site. The Western Av. Strip commercial sues extend to the south side of Montgomery Av. Property in the area is zoned I-1 (Planned Industrial) and C-3 (General Commercial). The immediate area appears to be transitioning from residential to commercial / industrial use.

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

Street: 3601 Montgomery Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-1 (Planned Industrial Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

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:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the plan for a building to contain up to 3,520 sq. ft. as shown on the development plan subject to 4 conditions
Staff Recomm. (Full):	1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knoxville City Arborist. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 4. Meeting all applicable requirements of the Knoxville City Engineer. With the conditions noted, this plan meets the requirements for approval in the I-1 District and the other criteria for approval of a use on review.
Comments:	This site is located on the north side of Montgomery Av. and west of Pleasant Ridge Rd. A few houses are still present along Montgomery Av. The north side of the street is zoned I-1 (Planned Industrial) and the south side of the street is zoned C-3 (General Commercial). The Sector Plan calls for industrial uses in this area. Recent development in the area is for commercial and light industrial uses. The site is occupied by a single family dwelling which will be demolished to allow for the construction of the proposed building. Other uses surrounding this site include a truck terminal, an auto parts store, vacant land and a single family dwelling. Due to the transitional nature of the area, the remaining dwellings are not being properly maintained.

MPC Action: Approved   **MPC Meeting Date:** 12/13/2001

Details of MPC action:	1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knoxville City Arborist. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 4. Meeting all applicable requirements of the Knoxville City Engineer. With the conditions noted, this plan meets the requirements for approval in the I-1 District and the other criteria for approval of a use on review.
Summary of MPC action:	APPROVE the plan for a building to contain up to 3,520 sq. ft. as shown on the development plan subject to 4 conditions

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:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other":   **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**