

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 12-J-06-RZ                      **Related File Number:**  
**Application Filed:** 11/2/2006              **Date of Revision:**  
**Applicant:** SANDERS/PACE ARCHITECTURE, LLC JOHN L. SANDERS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side S. Central St., southeast of W. Church Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 I F 012                      **Jurisdiction:** City  
**Size of Tract:** 9987 square feet  
**Accessibility:** Access is from S. Central St., a minor arterial street with 35' of pavement width within 45' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehouse/storage  
**Surrounding Land Use:**  
**Proposed Use:** Residential and business                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located adjacent to S. Central St. and James White Pkwy., in an area zoned C-2 and C-3 on the eastern edge of the downtown central business district.

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

**Street:** 713 S Central St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-2 from the west  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**