

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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File Number: 2-A-01-RZ **Related File Number:**
Application Filed: 12/15/2000 **Date of Revision:**
Applicant: BILLY F. STEPHENS
Owner:

PROPERTY INFORMATION

General Location: West side of Schofield St., south of Tennessee Ave., north of Maryland Ave.
Other Parcel Info.: 2223, & 2215 Schofield St.
Tax ID Number: 94 H D 013, 014, 015 **Jurisdiction:** City
Size of Tract: 0.4815 acre
Accessibility: Access is via Schofield St., a local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail uses **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is part of a mixed use area along Schofield St. that includes businesses and residences within I-3, C-3 and R-1A zones.

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

Street: 2303 Schofield St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: No
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:

Staff Recomm. (Abbr.): APPROVE C-1 (Neighborhood Commercial). Applicant requested C-3 (General Commercial).

Staff Recomm. (Full): Neighborhood commercial would permit more restricted commercial use of this property than the requested C-3 zoning and would provide a more compatible range of uses for the residential dwellings found on the east side of Schofield St. The sector plan proposes low density residential use for this site, although it is now zoned I-3.

Comments: C-1 zoning is much less intensive than the present I-3 zoning, or the requested C-3, but will still allow a range of commercial uses appropriate for this site, given its small size and lack of depth.

MPC Action: Approved MPC Meeting Date: 2/8/2001

Details of MPC action: Approved C-3 General Commercial

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 2/8/2001 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: 3/6/2001 Date of Legislative Action, Second Reading: 3/20/2001

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: