

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

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www.knoxmpc.org

File Number: 2-G-05-UR **Related File Number:**
Application Filed: 1/10/2005 **Date of Revision:**
Applicant: ROBERTA E. JONES
Owner:

PROPERTY INFORMATION

General Location: Northwest side of E. Anderson Av., southwest side of Hellerd Pl.
Other Parcel Info.:
Tax ID Number: 81 L P 036 & 037 **Jurisdiction:** City
Size of Tract: 16000 sq. ft.
Accessibility: Access is via Anderson Av., a local street with a pavement width of 36' within a 50' right-of-way and Hellerd Pl., a local street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial buildings
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the southern boundary of the Old North Knoxville neighborhood. Mid rise apartments for the elderly are located on the south side of E. Anderson Av. The site adjoins other commercial uses. Zoning in the area consist of C-3 commercial, R-1A, R-2 and R-3 residential and I-2 industrial.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes mixed uses consisting of general commercial and office uses for the area. The Central City Sector Plan proposes office use for this site and the adjoining property.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Dept. of Operations with particular emphasis placed on meeting the appropriate building codes
3. Meeting all applicable requirements of the Knox County Health Dept

With the conditions noted, this plan meets the requirements for approval in the C-3 district and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request to permit one dwelling unit in each of the two subject buildings subject to 3 conditions

Date of MPC Approval: 2/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: