CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-J-02-RZ Related File Number:

Application Filed: 1/14/2002 Date of Revision:

Applicant: JENNIFER ODEM

Owner:



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

PROPERTY INFORMATION

General Location: Southeast side of W. Jackson Ave., northeast of N. Broadway.

Other Parcel Info.:

Tax ID Number: 94 E J 9 Jurisdiction: City

Size of Tract: 3500 square feet

Access is via W. Jackson Ave., a local street with 45' of right of way and 35' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Artist's studio/loft.

Surrounding Land Use:

Proposed Use: Residence. Density:

Sector Plan: Central City Sector Plan Designation: Commercial

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

Neighborhood Context: This area west of the Old City has been developed with a mix of industrial, commercial, residential and

office uses.

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

Street: 516 W Jackson Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) and O-2 (Civic and Institutional)

Former Zoning:

Requested Zoning: C-2 (Central Business District)

Previous Requests: None noted.

Extension of Zone: Yes. Extension of C-2 from the northwest.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:30 PM Page 1 of 2

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business District) zoning.

Staff Recomm. (Full): The wide variety of uses permitted under C-2 zoning would be compatible with the mix of surrounding

uses and zoning districts.

Comments: The One Year Plan designates this property for mixed use limited to Central Business District, General

Commercial or Light Industrial uses. The Central City Sector Plan designates the site for commercial use. The C-2 zoning will allow use of the building for a residence while keeping it open for possible development of another type of central business district use in the future. The C-2 zoning district allows

a wide variety of uses, making it an appropriate zoning for this property.

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business District)

Date of MPC Approval: 2/14/2002 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: 3/19/2002 Date of Legislative Action, Second Reading: 4/2/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:30 PM Page 2 of 2