

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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www.knoxmpc.org

File Number: 2-N-04-RZ **Related File Number:**
Application Filed: 1/21/2004 **Date of Revision:**
Applicant: SOUTHERN EQUITY ADVISORS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side White Ave., west side Seventeenth St.
Other Parcel Info.:
Tax ID Number: 94 N J 016 OTHER: 108CD023.01 **Jurisdiction:** City
Size of Tract: 3.9 acres
Accessibility: Access is via White Ave., a two lane one way local street with 32' of pavement within a 40' right-of-way and Seventeenth St., a four-lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Closed restaurant and surface parking lot
Surrounding Land Use:
Proposed Use: Condos and retail uses **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the UT campus neighborhood that includes housing, retail and office uses within C-3, C-7, O-1 and O-2 zones. Some properties have an NC-1 overlay to protect the history and scale of the neighborhood.

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

Street: 1717 White Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & NC-1 (Neighborhood Conservation Overlay)
Former Zoning:
Requested Zoning: C-7 (Pedestrian Commercial) & NC-1 (Neighborhood Conservation Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned C-3 in the 1970's

PLAN INFORMATION (where applicable)

Current Plan Category:

Date of Legislative Action: 3/16/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/30/2004

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: