GENERAL LAND USE	INFORMATION			
Existing Land Use:	Vacant land.			
Surrounding Land Use:				
Proposed Use:	Trade school. Density:			
Sector Plan:	East City Sector Plan Designation: Low Density Residential			
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	To the north of this site along Hutchinson Ave., office uses have been developed, including the WBIR- TV offices. Properties along Branson Ave., to the south, east and west of the site, have established residential uses.			
ADDRESS/RIGHT-OF	WAY INFORMATION (where applicable)			
Street:	1537 Branson Ave.			
Location:				
Proposed Street Name:				
Department-Utility Report:				
Reason:				
ZONING INFORMATIC	N (where applicable)			
Current Zoning:	R-1A (Low Density Residential)			
Former Zoning:				
Requested Zoning:				
Previous Requests:				
Extension of Zone:	Yes. Extension of office OYP designation to the northwest.			
History of Zoning:	None noted.			
PLAN INFORMATION	(where applicable)			
Current Plan Category:	LDR (Low Density Residential)			
1/31/2007 12:49 PM	Page 1	of 2		

# CASE SUMMARY

# **APPLICATION TYPE: PLAN AMENDMENT**

#### **ONE YEAR PLAN AMENDMENT**

File Number: 4-A-01-PA **Related File Number: Application Filed:** 2/5/2001 Date of Revision: Applicant:

ALAN PASS / INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS U

**Owner:** 

#### PROPERTY INFORMATION

**General Location:** Northwest side Branson Ave., southwest of Rosemond Dr. Other Parcel Info.: 81 D E 021 Tax ID Number: Jurisdiction: City Size of Tract: 0.24 acres Accessibility: Access is via Branson Ave., a local street with 23' of pavement width and 40' of right of way, or via Rosemond Dr., a local street with 15-18' of pavement width and 40' of right of way.

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# 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:	MAB		
Staff Recomm. (Abbr.):	DENY O (Office).		
Staff Recomm. (Full):	The Office One Year Plan designation for this property is inappropriate because the remainder of the surrounding properties on Branson Avenue are developed with residential uses and the request is inconsistent with the East City Sector Plan, which designates this property for low density residential uses.		
Comments:	Permitting office use on the subject property would give the owner development rights that surrounding owners on Branson Ave. do not have. Introducing office zoning for one property could also lead to future plan amendment/rezoning requests along Branson Ave., which would threaten the residential character of the neighborhood.		
MPC Action:	Denied		MPC Meeting Date: 4/12/2001
Details of MPC action:			
Summary of MPC action:	DENY O (Office).		
Date of MPC Approval:		Date of Denial: 4/12/2001	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:		
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:	