CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-A-06-PA Related File Number: 4-A-06-RZ

Application Filed: 1/25/2006 Date of Revision:

Applicant: J.V. DOAN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side Cecil Ave., southwest side Citrus St.

Other Parcel Info.:

Tax ID Number: 82 A D PART OF 005 OTHER: MAP ON FILE AT MPC Jurisdiction: City

Size of Tract: 1.38

Accessibility: Access is via Cecil Ave., a minor arterial street with 28' of pavement width within 60' of right of way, or

Citrus St., a local street with 21' of pavement width within 50' of right of way. There is also an unnamed,

unimproved, 20' wide right of way along the southwest side of the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Tire sales, market and deli

Surrounding Land Use:

Proposed Use: Tire sales, market and deli Density:

Sector Plan: East City Sector Plan Designation: MDR and C

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

Neighborhood Context: With the exception of the subject property, the properties on the north side of Cecil Ave. are developed

with residential uses under R-1,R-1A and R-2 zoning. On the south side of Cecil Ave. are commercial

and industrial uses, zoned C-3, C-4 and I-3.

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

Street: 2539 Cecil Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) & C-1 (Neighborhood Commercial)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC and C-3 from the southeast.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: MDR (Medium Density Residential) & NC (Neighborhood Commercial)

Requested Plan Category: GC (General Commercial)

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 NC (Neighborhood Commercial) one year plan designation for the entire site. (Applicant

requested GC.)

Staff Recomm. (Full): NC for the entire site is an extension of the existing plan designation on the southeast portion of the

site. NC is more compatible with the residential uses located around the site than the requested GC.

GC should be maintained only on the south side of Cecil Ave.

Comments:

MPC Action: Approved MPC Meeting Date: 4/13/2006

Details of MPC action: APPROVE GC (General Commercial) One Year Plan designation.

Summary of MPC action: Approval of GC (General Commercial)

Date of MPC Approval: 4/13/2006 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; 5/9/2006 Date of Legislative Action, Second Reading: 5/23/2006

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:

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