

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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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**File Number:** 4-A-09-PA

**Related File Number:** 4-A-09-RZ

**Application Filed:** 1/21/2009

**Date of Revision:**

**Applicant:** GARY MITCHELL

## PROPERTY INFORMATION

**General Location:** Southeast side Blackstock Ave., north side Western Ave., west side Ramsey St.

**Other Parcel Info.:**

**Tax ID Number:** 94 L A 024.01

**Jurisdiction:** City

**Size of Tract:** 0.93 acres

**Accessibility:** Access is via Blackstock Ave., a two lane local street with a 32' pavement width within a 50' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Club and restaurant

**Surrounding Land Use:**

**Proposed Use:** Club and restaurant

**Density:**

**Sector Plan:** Central City

**Sector Plan Designation:** Light Industrial

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

**Neighborhood Context:** This property is within an older industrial area that developed under I-2, I-3 and I-4 zones and has had conversions to retail businesses in recent years based on rezoning some of the area to C-3.

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

**Street:** 940 Blackstock Ave

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)

**Former Zoning:**

**Requested Zoning:** C-2 (Central Business District)

**Previous Requests:** Property was rezoned C-3 in 2007. (10-R-07-RZ)

**Extension of Zone:** Yes

**History of Zoning:** Property was approved for Mixed Use (LI,GC) uses and rezoned to C-3 in 2007

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Uses) (Heavy Industrial & General Commercial)

**Requested Plan Category:** MU (Mixed Uses) (Light Industrial, General Commercial & Central Business District )

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT resolution #4-A-09-PA, amending the Knoxville One Year Plan to Mixed Uses ((LI/GC/CBD)) for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

Including the CBD designation in this mixed use designation is a logical expansion across the railroad from the east and will permit C-2 zoning which allows a wider range of business uses for redevelopment in this area.

Comments:

ONE YEAR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.  
B. ERROR OR OMISSION IN CURRENT PLAN - This represents an expansion of the Mixed use category to include the CBD designation and C-2 zoning beyond what is presently shown southeast of the railroad right-of-way. Including a CBD land use designation in the MU Mixed Use (LI/GC) categories for this site expands the plan designations and potential for the C-2 rezoning line to include this site and adjacent properties east and below Western Ave. and southeast of the I-40 right-of-way.  
C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes LI for this site although the One Year Plan was recently amended to MU (LI/GC) for this property. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan map. Adding CBD to the MU designation on the subject property will accommodate C-2 zoning to allow a business use consistent with the established and proposed development pattern of the area that includes both industrial and commercial uses. The C-2 zone allows a wider range of appropriate business uses which may help with the redevelopment for this area in our current difficult economy  
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Surrounding properties are zoned and developed both industrially and commercially, consistent with this proposal. The site has access to Blackstock Ave., providing sufficient access for commercial development.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

MU (Mixed Uses) (Light Industrial, General Commercial & Central Business District)

Date of Approval:

4/9/2009

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:

5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: