# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 4-C-01-PA Related File Number: 4-F-01-RZ

Application Filed: 3/8/2001 Date of Revision:

Applicant: KCDC

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: Southwest side Western Ave., northwest side N. Twenty First St.

Other Parcel Info.:

Tax ID Number: 94 J E 2-16,18-27 OTHER: CLOSED ROW(094-JE-2,15,16 Jurisdiction: County

Size of Tract: 3.9 acres

Accessibility: Access is via Western Ave., a five lane major arterial street within an 80' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Boys Scouts of America Headquarters Density:

Sector Plan: Central City Sector Plan Designation:

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

Neighborhood Context: This site is within the boundaries of the Center City Business Park, a City of Knoxville redevelopment

project occurring under C-4, I-2, and I-3 zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services) & I-3 (General industrial)

Previous Requests: None noted

Extension of Zone: LI-yes; O-no.

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office) & LI (Light Industrial)

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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: kp

**Staff Recomm. (Abbr.):** APPROVE LI (Light Industrial) and O (Office).

Staff Recomm. (Full): The Light Industrial area will be an extension of the industrial development to the west, while the Office

designation will accommodate the Boy Scouts of America headquarters. The Office area will provide a compatible transition from the industrial area into the residential neighborhood to the east, across

Western Ave. The sector plan proposes light industrial uses for the site.

**Comments:** KCDC has been working for several years with neighborhood groups in the implementation of the plan

for the Center City Business Park. This effort has included the acquisition and consolidation of several lots and the closure of area streets to provide suitable building sites for business redevelopment in the

area.

MPC Action: Approved MPC Meeting Date: 4/12/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE O (Office) and LI (Light Industrial)

Date of MPC Approval: 4/12/2001 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: 5/15/2001 Date of Legislative Action, Second Reading: 5/29/2001

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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