

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-03-PA **Related File Number:** 4-M-03-RZ
Application Filed: 3/7/2003 **Date of Revision:**
Applicant: DON BREWER
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Yankee St., northwest of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 71 P A 22, 27 **Jurisdiction:** City
Size of Tract: 0.24 acre
Accessibility: Access is via Yankee St., a local street with 40' of right of way and 27' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses under C-3 zoning fronting Asheville Hwy. and residential uses to the rear under R-1A zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of GC from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.): DENY GC (General Commercial) one year plan designation.

Staff Recomm. (Full): An extension of commercial uses at this location is inappropriate because it represents an intrusion of commercial uses into a residential area. The current line between GC and LDR is an appropriate stopping point for commercial uses fronting Asheville Hwy.

Comments:

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action: APPROVE GC (General Commercial) One Year Plan designation for parcel 22 only.

Summary of MPC action: APPROVE GC (General Commercial) for Parcel 22 only

Date of MPC Approval: 4/10/2003

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: 5/13/2003

Date of Legislative Action, Second Reading: 5/27/2003

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: