

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-05-PA **Related File Number:** 4-C-05-RZ
Application Filed: 1/31/2005 **Date of Revision:**
Applicant: KCDC
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
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Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: South side Western Ave., east side N. Twenty-First St., west side Clyde St., northwest of Middlebrook Pike
Other Parcel Info.: One year plan amendment on LDR portion only (map on file). 094JD048(E of N. 21st St.) - 094JG026,031,032 - 094JE029,030
Tax ID Number: 94 J G 18-20,22-25 **OTHER:** 094JH010,011,025(PT. N OF **Jurisdiction:** City
Size of Tract: 6.5 acres
Accessibility: Access is via Western Ave., a major arterial street with 4 lanes and a center median within 90' of right of way, or N. Twenty-First St., a major collector street with 4 lanes within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and businesses
Surrounding Land Use:
Proposed Use: Grocery store **Density:**
Sector Plan: Central City **Sector Plan Designation:** General and Neighborhood Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located to the south, across Western Ave., from the Mechanicsville Commons redevelopment, zoned TND-1. To the south, east and west are retail, light manufacturing and distribution businesses, zoned C-3, C-4, I-2 and I-3.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), C-4 (Highway & Arterial Commercial) and R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of MU from all sides and extension of C-3 from the east and west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

