CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



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)



FAX•215•2068

www•knoxmpc•org

Requested Plan Category: MU (Mixed Uses) (limited to GC, LI)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Approved: 0 No. of Lots Proposed:

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 MU (Mixed Uses), (limited to GC and LI) One Year Plan amendment. | | | | | |
| Staff Recomm. (Full): | The mixed use designation for these parcels is an extension of the one year plan proposal from all sides of the property and completes the mixed use designation for the block between Western Ave., N. Twenty First St. and Middlebrook Pike where the proposed grocery store is to be located. | | | | | |
| Comments: | | | | | | |
| MPC Action: | Approved | | MPC Meeting Date: 4/14/2005 | | | |
| Details of MPC action: | | | | | | |
| Summary of MPC action: | APPROVE MU (Mixed Uses), (limited to GC and LI) | | | | | |
| Date of MPC Approval: | 4/14/2005 | 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: | 5/10/2005 | Date of Legislative Action, Second Reading: 5/24/2005 | | |
| 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: | | |