CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-07-PA Related File Number: 4-H-07-RZ

Application Filed: 3/5/2007 **Date of Revision:**

Applicant: PROCTOR PROPERTIES



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., northeast side Proctor St.

Other Parcel Info.:

Tax ID Number: 94 J B 013, 016-025, 94JC OTHER: 003-014, 014.01, 014. **Jurisdiction:** City

Size of Tract: 20 acres

Accessibility: Access is via Western Ave., a 5-lane major arterial street, Proctor St., a major collector street with a 22'

pavement width within a 70' right-of-way, and New Sentinel Dr. ,a local street with a 26' pavement width

within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Business Park Density:

Sector Plan: Central City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is located within the Center City Business Neighborhood Redevelopment Project that includes

a mix of industrial, commercial and general residential zoning and uses.

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: I-3 (General Industrial)

Previous Requests: None noted

Extension of Zone: Yes, from the east and west of the site.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: LI (Light Industrial)

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) plan

Staff Recomm. (Full): Light industrial uses are compatible with surrounding development and zoning pattern that has been

established along this section of Western Ave. The current One Year Plan proposes low density

residential uses for this site.

Comments:

MPC Action: Approved MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action: LI (Light Industrial)

Date of MPC Approval: 4/12/2007 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; 5/8/2007 Date of Legislative Action, Second Reading: 5/22/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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