

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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

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www.knoxmpc.org

File Number: 4-E-14-PA
Application Filed: 2/27/2014
Applicant: DALE THOMPSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Keith Ave., southeast side Virginia Ave., northeast of Schofield St.
Other Parcel Info.:
Tax ID Number: 94 H F 001 & 002 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Current access to these sites is Keith Ave., a major collector street with 32-35' of pavement width within 60' of right-of-way, or Virginia Ave., a local street with 30' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail/commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the edge of an established commercial node at the intersection of Western Ave., Schofield St. and Keith Ave., zoned C-3.

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

Street: 2233 Keith Ave
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 southwest and southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: