

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 6-B-02-RZ **Related File Number:**
Application Filed: 4/24/2002 **Date of Revision:**
Applicant: STEVE MOSADEGH
Owner:

PROPERTY INFORMATION

General Location: West side Liberty St., south of Sutherland Ave.
Other Parcel Info.:
Tax ID Number: 107 E L 028 **Jurisdiction:** City
Size of Tract: 0.22 acre
Accessibility: Access is via Liberty St., a local street with 38' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential uses to the south and commercial/office/light industrial uses to the north along Sutherland Ave.

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

Street: 409 Liberty St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes. Extension of C-6 from the north.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the north and is compatible with the surrounding land uses and zoning pattern. The One Year Plan designates this property for Light Industrial uses. C-6 is a permitted zoning district under this designation.

Comments: The Central City Sector Plan proposes light industrial use for this site. C-6 is listed as a permitted zone under the Light Industrial category of the City of Knoxville One Year Plan. The C-6 zone requires site plan approval by MPC staff prior to any new development or major improvements on the property. The current structure on the property may be used for any use permitted within the C-6 zoning district without site plan approval, but any improvements to the property may require C-6 site plan approval. Variances may be required as this small property will not likely meet building/parking setback requirements.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 6/13/2002 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: 7/9/2002 Date of Legislative Action, Second Reading: 7/23/2002

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: