CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-C-02-UR Related File Number:

Application Filed: 5/13/2002 **Date of Revision:**

Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North and south side of University Ave., east and west side of College Street, east of Western Ave.

Other Parcel Info.:

Tax ID Number: 94 K B 9 & 24, 94 KC 24, OTHER: 94 FU 19, 20 & 22, AND **Jurisdiction:** City

Size of Tract: 3.6 acres

Accessibility: Access is via University Ave., a major collector street, College St. which is a minor collector street, and

three adjoining alleys.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, parking, commercial businesses and a church.

Surrounding Land Use:

Proposed Use: Revision to the Mechanicsville Commons Master Plan and

Density:

Commercial Guidelines

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the eastern side of the Mechanicsville Commons traditional neighborhood

development, the south side of the Mechanicsville historic neighborhood and north of existing

commercial development along Western Ave.

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

Street: University Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Area rezoned to TND-1 in early 1999 with Concept Plan/Use-on-Review approval in March, 1999 and

revised in November, 1999. An expansion to the TND-1 area and a revised Use-on-Review approved

early spring of 2002.

PLAN INFORMATION (where applicable)

1/31/2007 01:20 PM Page 1 of 2

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the revisions to the commercial guidelines. In addition to compliance with the revised

guidelines, all conditions of the Use-on-Review application (1-G-02-UR) approved by the Planning

Commission on January 10, 2002 still apply (Copy attached).

Staff Recomm. (Full):

Comments: In January, 2002, the applicant had submitted applications for a One-Year Plan Amendment (1-I-02-PA)

for MU (Mixed Use)(TND-1), a Rezoning (1-V-02-RZ) to TND-1, for Tax Parcels 94FM1-7 and a Use-on-Review request to amend the development plan and commercial guidelines for the commercial core (area at the intersection of University Ave. and College St.) for Mechanicsville Commons. Approval was granted for the Use-on-Review on January 10, 2002 (See attached report marked Exhibit B). The One-Year Plan Amendment and Rezoning requests were approved by City Council on February 19, 2002.

The applicant is now requesting some minor revisions to the commercial guidelines (For Mechanicsville Commons Commercial Sites A, B and C) as a result of the recent review of the proposed State office building to be located on Commercial Site A. The guideline amendments are designed to allow some flexibility for Staff in addressing minor design changes for the commercial sites. The attached guideline amendments, marked Exhibit A, are shown as "strikeouts" for deletion of text, and "bold and underlined"

for additions to the text.

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

Details of MPC action:

Summary of MPC action: APPROVE the revisions to the commercial guidelines. In addition to compliance with the revised

guidelines, all conditions of the Use-on-Review application (1-G-02-UR) approved by the Planning

Commission on January 10, 2002 still apply (Copy attached).

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:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:20 PM Page 2 of 2