

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

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

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

**Related File Number:**

**Application Filed:** 5/13/2002

**Date of Revision:**

**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

**Owner:**

## 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 Commercial Guidelines

**Density:**

**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)

