

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-01-PA **Related File Number:**
Application Filed: 6/13/2001 **Date of Revision:**
Applicant: GEORGE JACKSON & JAY VINCENT
Owner:

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Ben Hur Ave., southeast of Martin Luther King Jr. Ave.
Other Parcel Info.:
Tax ID Number: 82 O J 35 **Jurisdiction:** City
Size of Tract: 0.17 acre
Accessibility: Access is via Ben Hur Ave., a minor collector street with 32' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residential structure
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This lot is at the edge of the residential development and zoning that backs up to the commercial development and zoning along Martin Luther King, Jr. Ave.

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

Street: 118 Ben Hur Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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: kp

Staff Recomm. (Abbr.): DENY GC (General Commercial) designation

Staff Recomm. (Full): The adopted East City Sector Plan proposes commercial uses to the north and residential uses for this property and the other lots to the south along Ben Hur Ave. This recommendation reflects the established residential uses and commercial and residential zoning pattern.

Comments: The adopted plan calls for commercial uses to not extend beyond the properties fronting along Martin Luther King Jr. Ave. Office use of this property would be supported by the policies of the General Plan to promote a step down in intensity of uses, but neither office nor commercial uses are recommended in the East City Sector Plan.

MPC Action: Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 8/9/2001

Date of Denial:

Postponements: 7/12/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 9/4/2001

Date of Legislative Action, Second Reading: 9/18/2001

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: