

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-B-02-PA **Related File Number:**  
**Application Filed:** 5/14/2002 **Date of Revision:**  
**Applicant:** HELEN C. PAINTER  
**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

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### PROPERTY INFORMATION

**General Location:** North side Beaumont Ave., southeast side Sidebrook Ave., southwest side Sunrise St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 C A 38 **Jurisdiction:** City  
**Size of Tract:** 0.42 acre  
**Accessibility:** Site has access via three roads; Beaumont Ave, a major collector with 26' of pavement within a 50' r-o-w, Sidebrook Ave, a local street with 22' of pavement within a 40' r-o-w and Sunrise St, a local street with 22' of pavement within a 40' r-o-w.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Salvage/wholesale business, formerly gas station and various businesses  
**Surrounding Land Use:**  
**Proposed Use:** Retail store **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This nonconforming commercial building is within an older residential neighborhood that includes single family housing, several churches, and an elementary school within R-1 and R-2 zones, as well as several small retail businesses within R-2, C-1 and C-3 zones.

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

**Street:** 919 Beaumont Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** No.  
**History of Zoning:** None known.

### PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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: Bonnie Curtiss

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

Staff Recomm. (Full): Neighborhood Commercial uses continue to be the appropriate uses for this site due to the surrounding residential pattern. The General Commercial designation would permit uses that would be too intense for a location within an established neighborhood.

Comments: The existing Neighborhood Commercial designation of the site allows C-1 (Neighborhood Commercial) zoning. Under C-1 zoning, several appropriate retail uses are permitted, including food markets, gasoline service stations, pharmacies, gift shops, dry cleaning collection stations, and self service laundries. More intensive retail commercial uses should not be extended this far into the neighborhood due to increased noise, longer hours of operations and an increase in traffic and turning movements onto neighborhood streets. General Commercial uses are more appropriate on the edge of neighborhoods where the impacts could be minimized.

MPC Action: Denied

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: DENY GC (General Commercial) One Year Plan designation.

Date of MPC Approval:

Date of Denial: 7/11/2002

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: