CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

File Number:7-B-10-SPApplication Filed:5/14/2010Applicant:MAURICE D. HUNDLEY

Related File Number: Date of Revision:



4 0 0 Main Street 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:	Southeast side Beaumont Ave., southwest side Boyd St.			
Other Parcel Info.:				
Tax ID Number:	94 C Q 002	Jurisdiction:	City	
Size of Tract:	9150 square feet			
Accessibility:	Access is via Beaumont Ave., a major collector street with 26' of pavement width within 50' of right-of- way, or Boyd St., a local street with 35' of pavement width within 50' of right-of-way.			

GENERAL LAND USE INFORMATION

Existing Land Use:	Beauty shop		
Surrounding Land Use:			
Proposed Use:	Beauty shop	Density:	
Sector Plan:	Central City	Sector Plan Designation: Low Density Residential	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed primarily with residential uses and a school, under R-1A and R-2 zoning. Commercial uses are located to the east, near the Baxter Ave./I-275 interchange, zoned C-1 and C-3.		

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

Street:

1200 Beaumont Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:R-1A (Low Density Residential)Former Zoning:Requested Zoning:Previous Requests:VolumeExtension of Zone:NoHistory of Zoning:None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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	u			
Staff Recomm. (Abbr.):			e Central City Sector Plan to O (Office) r plan amendment. (See attached reso		
Staff Recomm. (Full):	transitional use b	etween the school to the north, re	ng development and zoning and create esidences to the south and west and co ture commercial zoning heading furthe	ommercial to	
Comments:	NEW ROAD OR No known improv sufficient to accoo ERROR OR OMI The current sector site, on the northo- designation to Bo that fronts Beaum restaurant. The s slightly higher ele adjacent resident CHANGES IN GO The property is si generated throug uses located to the located one block CHANGE IN DEV Beaumont Ave. In St. The trend may would be appropriand residences a property on the w commercial to the commercial uses State law regardin changed with pass provides for two r 1. The Planning amendment to the amendment to the amendment is op 2. The Legislativ Commission. On approved, not app majority vote and	UTILITY IMPROVEMENTS: vements to Beaumont Ave. or Boy mmodate office use of the site. SSION IN CURRENT PLAN: or plan proposes neighborhood co east side of McSpadden St. Staff byd St. for property fronting on the nont Ave. on the block between M site is currently paved and has a co evation than the houses to the sou ial uses. DVERNMENT POLICY: ituated along Beaumont Ave., a n h residential streets, making this ne east, closer to the Baxter Ave., to the northeast (about 400 feet /ELOPMENT, POPULATION OR uas 5 different parcels that are zon by be for this to continue. Staff is riate to be extended along the sou re located on the north side of the vest side of Boyd St., an appropria e east and residential to the west. extending further west along Bea mg amendments of the general pl sage of Public Chapter 1150 by the methods to amend the plan at TC Commission may initiate an amen e Legislative Body. Once approv- perative. e Body may also initiate an amen use the Planning Commission has	ned either C-1 or C-3 west of the interc of the opinion that neighborhood comr with side of Beaumont Ave. west to Boy e street. With the proposed office use ate transition would be established betw This would establish a stopping point numont Ave. an (which include Sector Plan amendin he Tennessee Legislature in 2008. Ne A 13-3-304: Indment by adopting a resolution and co ed by majority vote of the Legislative B dment and transmit the amendment to considered the proposed amendment agislative Body may approve the amen	The streets are east of the ne NC ge property used for a site sits at a pact to raffic will be re commercial d property thange at Elm nercial uses d St. A school for the subject ween the t for nents) was ew law ertifying the Body, the the Planning and dment by	
Action:	Approved		Meeting Date: 7/8/20	010	
Details of Action:					
Summary of Action:	O (Office)				
Date of Approval:	7/8/2010	Date of Denial:	Postponements:		

LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knoxville City Council					
Date of Legislative Action:	8/10/2010	Date of Legislative Action, Second Reading:	8/24/2010			
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:				