

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-D-01-PA                      **Related File Number:** 7-M-01-RZ  
**Application Filed:** 6/27/2001              **Date of Revision:**  
**Applicant:** DOUGLAS F. SHOFFNER  
**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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### PROPERTY INFORMATION

**General Location:** West side N Liberty St., south side Knott Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 D C 12                      **Jurisdiction:** City  
**Size of Tract:** 0.27 acres  
**Accessibility:** Access is via N. Liberty St., a major collector street, or Knott Ave., a local street each with 20' pavements within 40' rights-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Warehouse                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is at the north end of an older, stable single-family neighborhood that has developed under R-2 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** LI (Light Industrial)

## **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:** Ken Pruitt

**Staff Recomm. (Abbr.):** DENY LI (Light Industrial) designation

**Staff Recomm. (Full):** Light industrial zoning is out of character with the residential development and zoning in place in the rest of this block, and would have a detrimental impact on the residential character of the area between Knott Ave. and Sutherland Ave. The sector plan proposes low density residential use for this site with Light Industrial uses north of Knott Ave.

**Comments:** The residential character of much of the area between Division St./Knott Ave and Sutherland Ave. has been eroded in recent years by commercial and industrial zonings at inappropriate locations contrary to the adopted sector plan. There remains a thirteen block area of older residential housing stock that is needed within the community and will be lost if the current trend of allowing non-residential zoning and development continues.

**MPC Action:** Denied

**MPC Meeting Date:** 7/12/2001

**Details of MPC action:**

**Summary of MPC action:** DENY LI (Light Industrial)

**Date of MPC Approval:**

**Date of Denial:** 7/12/2001

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 7/19/2001

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** City Council

**Date of Legislative Action:** 8/21/2001

**Date of Legislative Action, Second Reading:** 9/4/2001

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** approved

**Disposition of Case, Second Reading:** Approved

**If "Other":** Postponed 8/7/01

**If "Other":**

**Amendments:**

**Amendments:**

Approved Light Industrial

Approved Light Industrial

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**