

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 7-D-01-RZ **Related File Number:**
Application Filed: 6/13/2001 **Date of Revision:**
Applicant: WILLIAM E. PHIBBS
Owner:

PROPERTY INFORMATION

General Location: South side Bernard Ave., west side I-275
Other Parcel Info.:
Tax ID Number: 94 F E 23 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Bernard Ave., a minor collector street with 32' of pavement within the I-275 right-of-way in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial building **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the eastern edge of the Mechanicsville neighborhood that is under renovation through the Hope VI project. The area is zoned R-1A TND-1 and C-1 and C-3.

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: C-3 (General Commercial)
Previous Requests: One Year Plan was amended to show this site GC (General Commercial)
Extension of Zone: Yes
History of Zoning: In April, 2001, the One Year Plan was amended to show this site for GC (General Commercial) use.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): The C-3 zoning is consistent with adjacent commercial zoning and would be a logical extension of the commercial node along W Fifth and Bernard Ave. The sector plan proposes Open Space for this site reflecting its former use as I-275 ROW.

Comments: This site was recently sold by the State Department of Transportation as surplus property. The state placed a deed restriction on this property to prohibit billboards. The applicant was the successful bidder and intends to build a 5,000 sq. ft office/warehouse building on the site.

MPC Action: Approved

MPC Meeting Date: 7/12/2001

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 7/12/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 8/7/2001

Date of Legislative Action, Second Reading: 8/21/2001

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: