

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 7-D-15-PA **Related File Number:** 7-H-15-RZ
Application Filed: 5/26/2015 **Date of Revision:** 10/8/2015
Applicant: SMITH-LINDSEY DEVELOPMENT

PROPERTY INFORMATION

General Location: South side Gibbs Dr., east side N. Broadway
Other Parcel Info.:
Tax ID Number: 58 E H 020 & 021 **Jurisdiction:** City
Size of Tract: 1.62 acres
Accessibility: Access is N. Broadway, a major arterial street with 4 lanes and a center turn lane and 52' of pavement width within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted by C-1 and O-1 **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is at the southwest corner of Gibbs Dr. and N. Broadway. All properties along Gibbs Dr. have remained zoned R-1 and developed with residential uses. Properties to the north, south and west, fronting on N. Broadway are developed with commercial uses under C-3, C-6 and PC-1.

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

Street: 2800 Gibbs Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of commercial plan designation and zoning from the south
History of Zoning: For this site, O designation and O-3 zoning was denied in 1990 (4-I-90-PA/4-O-90-RZ) and GC and C-3 was denied in 1991 (10-A-91-PA/10-A-91-RZ). NC and C-1 was also denied across Gibbs Dr. to north in 1999 (7-G-99-PA/7-K-99-RZ).

PLAN INFORMATION (where applicable)

has changed since the previous denials. The adjacent zoning was C-3 at the time of those denials. With the recommended One Year Plan amendment to office and neighborhood commercial, an area of transition would be established between adjacent general commercial and residential uses.

Action: Approved **Meeting Date:** 10/8/2015

Details of Action: MPC Meeting (Original) 7/9/2015, MPC Meeting (Revised request) 10/8/2015
Knoxville City Council (Original) 8/4/2015, Knoxville City Council (Revised) 11/10/2015

Summary of Action: O (Office) and NC (Neighborhood Commercial)

Date of Approval: 10/8/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/10/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Knoxville City Council (Original) 8/4/2015, Back to MPC 11/10
then Knoxville City Council (Revised) 11/10/2015

Date of Legislative Appeal:

Effective Date of Ordinance: