

# 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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**File Number:** 8-D-01-RZ                      **Related File Number:**  
**Application Filed:** 6/29/2001              **Date of Revision:**  
**Applicant:** ABRAHAM & NORA RAMOS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side of Hawthorne Ave., west side of St. Paul St.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A L 011                      **Jurisdiction:** City  
**Size of Tract:** 7500 square feet  
**Accessibility:** Access is via Hawthorne Ave., a local street with 26' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** International gift shop                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of an older residential area that is zoned I-3, C-4 and C-6. Several of the properties have been redeveloped with businesses over the years.

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

**Street:** 110 Hawthorne Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** A One Year Plan amendment was approved for MU Mixed Use (GC,LI) earlier this year. (1-D-01-PA)

### 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-4 (Highway &amp; Arterial Commercial) zoning

Staff Recomm. (Full): C-4 zoning is consistent with the zoning and use of properties to the north, east and west that have been developed with businesses under C-4 and I-3 zoning. The sector plan proposes low density residential use for the property although it is zoned I-3 Industrial.

Comments: Only one lot on the south side of Hawthorne St. is occupied by a residence. C-4 zoning of this site will comply with the General Plan policy of placing like uses across the street from each other.

MPC Action: Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway &amp; Arterial Commercial)

Date of MPC Approval: 8/9/2001

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: 9/4/2001

Date of Legislative Action, Second Reading: 9/18/2001

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: