

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-E-02-RZ                      **Related File Number:**  
**Application Filed:** 7/1/2002              **Date of Revision:**  
**Applicant:** BETTYE C. BENNETT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Atlantic Ave., west of N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 81 D B 7                      **Jurisdiction:** City  
**Size of Tract:** 0.48 acres  
**Accessibility:** Access is via Atlantic Ave., a minor collector street with 60' of right of way and 30' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Florist shop                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with commercial and office uses along N. Broadway and residential uses to the rear of these properties.

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

**Street:** 1304 Atlantic Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, Extension of C-3 from the east.  
**History of Zoning:** None noted

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is an extension of zoning from the east, and allows uses compatible with the scale and intensity of the surrounding land uses and zoning pattern. The City of Knoxville One Year Plan and the Central City Sector Plan propose commercial use for this property.

Comments: The application listed a florist shop as the proposed use of the property. Staff anticipates future commercial requests along this section of Atlantic Ave. The One Year Plan proposes commercial use from N. Broadway west back to the parcels fronting the floodway, with the parcels fronting the floodway designated light industrial. The sector plan also proposes commercial back to the same point. Parcel 21 on the opposite side of Atlantic Ave. to the west has already been rezoned C-3.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:

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

Date of MPC Approval: 8/8/2002 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: 9/3/2002 Date of Legislative Action, Second Reading: 9/17/2002

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: