

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR 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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www.knoxmpc.org

File Number: 8-E-10-SP **Related File Number:** 8-C-10-RZ
Application Filed: 6/11/2010 **Date of Revision:**
Applicant: RANDY J. NOLL / MPC

PROPERTY INFORMATION

General Location: Northeast side Branner St., southeast side W. Quincy Ave.
Other Parcel Info.:
Tax ID Number: 81 K M 001-004, 034-040 **Jurisdiction:** City
Size of Tract: 1.9 acres
Accessibility: Access to this area is from various local streets, including W. Quincy Ave., Branner St., and Warren Ave., as well as three unnamed alleys which run between those streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within an area of mixed uses. To the southeast are residential uses, zoned R-2. To the northeast are commercial uses along N. Central St., zoned C-3/IH-1, To the west are industrial uses, zoned I-4.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) // IH-1 (Infill Housing Overlay)
Previous Requests:
Extension of Zone: Yes, extension of residential designation from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: