

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: 8-F-01-RZ **Related File Number:**
Application Filed: 7/6/2001 **Date of Revision:**
Applicant: ELEANOR WHITLOCK
Owner:

PROPERTY INFORMATION

General Location: South side Grainger Ave., east of N. Broadway.
Other Parcel Info.:
Tax ID Number: 81 L G 002 **Jurisdiction:** City
Size of Tract: 5800 square feet
Accessibility: Access is via Grainger Ave., a local street with 33' of pavement width and 50' of right of way. Access may also be gained via an 8' wide public alley along the west property line of the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Commercial businesses have been developed along Broadway with residential uses to their rear. The property lies within the boundaries of the Old North Knoxville historically designated district.

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

Street: 1314 Grainger Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)/H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)/H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: No.
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: MAB

Staff Recomm. (Abbr.): DENY O-1/H-1 (Office, Medical & Related Service)/(Historical Overlay)

Staff Recomm. (Full): O-1 zoning would be an intrusion into an established historical, residential area, Old North Knoxville.

Comments: The Central City Sector Plan designates this property for low density residential uses. The City of Knoxville One Year Plan designates this property for GC (General Commercial) uses.

Office zoning at this location would be a better transitional zone if the request included additional parcels to form a more effective buffer between commercial and residential uses. Property owners and residents in the Old North Knoxville Historic District, over the years, have put considerable effort into preserving the architectural and residential character of the neighborhood.

MPC Action: Denied

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: DENY O-1 (Office, Medical & Related Service)/ H-1 (Historical Overlay)

Date of MPC Approval:

Date of Denial: 8/9/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/24/2001**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 9/18/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Appeal denied)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: