# CASE SUMMARY

**APPLICATION TYPE: REZONING** 





FAX•215•2068

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#### Owner:

Applicant:

#### PROPERTY INFORMATION

General Location:	Southeast side E. Magnolia Ave., northeast of Spruce St.		
Other Parcel Info .:			
Tax ID Number:	82 J M 4	Jurisdiction:	City
Size of Tract:	0.28 acre		
Accessibility:	Access is via E. Magnolia Ave., a five lane, minor arterial street within a 100 ' right-of-way.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant, condemned bu	uilding	
Surrounding Land Use:			
Proposed Use:	Four, two-bedroom apa	artment units	Density:
Sector Plan:	Central City	Sector Plan Designation:	Commercial
Growth Policy Plan:	Urban Growth Area (In	side City Limits)	
Neighborhood Context:	This site is within an area along E. Magnolia Ave. that has undergone conversion to business use, within either O-1 or C-3 zoning. Many of the older residences along E. Magnolia Ave. have been converted to non-residential or multi-family use.		

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

Street:

2414 E Magnolia Ave

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial)
Former Zoning:	
Requested Zoning:	O-1 (Office, Medical, and Related Services)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

## PLAN INFORMATION (where applicable)

**Current 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:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE O-1 (Offi	ice, Medical and Related Services) zonir	ng	
Staff Recomm. (Full):	O-1 zoning is less intense than the existing C-3 zoning and consistent with surrounding commercial, office and residential zoning and development. The sector plan proposes general commercial use for this site.			
Comments:	Residential use of this site is consistent with the surrounding zoning and mixed use development pattern and would permit the rehabilitation of the existing structure on this site for four apartment units.			
MPC Action:	Approved		MPC Meeting Date: 8/8/2002	
Details of MPC action:				
Summary of MPC action:	APPROVE O-1 (Offi	ice, Medical and Related Services)		
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:		