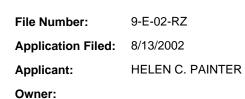
CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	East side Beaumont Ave., south side Sidebrook Ave.		
Other Parcel Info.:			
Tax ID Number:	94 C A 038	Jurisdiction:	City
Size of Tract:	0.41 acres		
Accessibility:	Access is via Beaumont Ave., a major collector street with 26' and Sidebrook Ave., and Sunrise St., both local streets with 22		0,000

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Retail sales busines	SS	
Surrounding Land Use:			
Proposed Use:	Retail uses permitte	ed by C-1 zoning	Density:
Sector Plan:	Central City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area	(Inside City Limits)	
Neighborhood Context:	This developed commercial site is within an older residential neighborhood that includes single family housing, several churches, and an elementary school within R-1A and R-2 zoning. There are several small businesses to the southeast within C-1 and C-3 zones		

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

Street:

919 Beaumont Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-2 (General Residential)
Former Zoning:	
Requested Zoning:	C-1 (Neighborhood Commercial)
Previous Requests:	One Year Plan amendment for GC (General Commercial) was denied by MPC in July 2002. (7-B-02-PA)
Extension of Zone:	No
History of Zoning:	Property was denied a One Year Plan amendment for GC (General Commercial) in July by MPC (7-B- 02-PA)

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 C-1 (Ne	eighborhood Commercial) zoning		
Staff Recomm. (Full):	compatible with sur	permit the continued use of the commerci rrounding development. The sector plan a mmercial) use for this site.		
Comments:	in use for over 40 y	this site will permit a legal use of a comm	nercial building which has been in place and ished neighborhood, near commercial	
	 B. Effects of Proposal Restricting commercial uses to those permitted by C-1 zoning will ensure less intensive development that would be compatible with the scale and intensity of nearby residences. Public water and sewer and a street (Beaumont Ave.) with a sufficient pavement are in place to adequately serve this property. C. Conformity with the General Plan C-1 commercial zoning is supported by the adopted One Year Plan, as well as the Central City Sector Plan. Commercial development at this location is appropriate, given the nature of the surrounding neighborhood. 			
MPC Action:	Approved		MPC Meeting Date: 9/12/2002	
Details of MPC action:				
Summary of MPC action:	APPROVE C-1 (Ne	eighborhood Commercial)		
Date of MPC Approval:	9/12/2002	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:	10/15/2002	Date of Legislative Action, Second Reading: 10/29/2002		
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:		