

# 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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Knoxville, Tennessee 37902  
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**File Number:** 9-E-02-RZ                      **Related File Number:**  
**Application Filed:** 8/13/2002              **Date of Revision:**  
**Applicant:** HELEN C. PAINTER  
**Owner:**

### 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' of pavement within a 50' right-of-way, and Sidebrook Ave., and Sunrise St., both local streets with 22' pavements within 40' rights-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Retail sales business  
**Surrounding Land Use:**  
**Proposed Use:** Retail uses permitted 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:**

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-1 (Neighborhood Commercial) zoning

Staff Recomm. (Full):

C-1 zoning would permit the continued use of the commercial buildings on this site in a manner compatible with surrounding development. The sector plan and One Year plan propose NC (Neighborhood Commercial) use for this site.

Comments:

A. Need and Justification for Proposal

1. C-1 zoning of this site will permit a legal use of a commercial building which has been in place and in use for over 40 years.

2. The subject property is in the middle of an older established neighborhood, near commercial development.

B. Effects of Proposal

1. 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.

2. 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

1. C-1 commercial zoning is supported by the adopted One Year Plan, as well as the Central City Sector Plan.

2. 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 (Neighborhood 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: