

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-A-10-SP

AGENDA ITEM # 32

AGENDA DATE: 4/8/2010

▶ **APPLICANT:** **KCDC-CITY OF KNOXVILLE**
OWNER(S): CHARIOTS OF HIRE LIMOUSINE

TAX ID NUMBER: 95 A A 018

JURISDICTION: Council District 4

▶ **LOCATION:** **West side N. Hall of Fame Dr., north of E. Fifth Ave.**

▶ **APPX. SIZE OF TRACT:** **0.6 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via N. Hall of Fame Dr., a four-lane minor arterial street with center turn lane and 35' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU-SD (Mixed Use Special District) (MU-CC04) (C-2, I-2) / I-2 (Restricted Manufacturing and Warehousing)**

▶ **PROPOSED PLAN DESIGNATION:** **MU-SD (Mixed Use Special District) (MU-CC04) (C-2, C-3, I-2)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Commercial**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: House / MU-SD (CC04) / I-2 (Restricted Manufacturing & Warehousing)

South: Business / MU-SD (CC04) / I-2 (Restricted Manufacturing & Warehousing)

East: N. Hall of Fame Dr. - Lodge / MU-SD (CC04) / I-2 (Restricted Manufacturing & Warehousing)

West: Right-of-way and parking / LI / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT This area is developed with light industrial and general commercial uses under I-2 and C-3 zoning.

STAFF RECOMMENDATION:

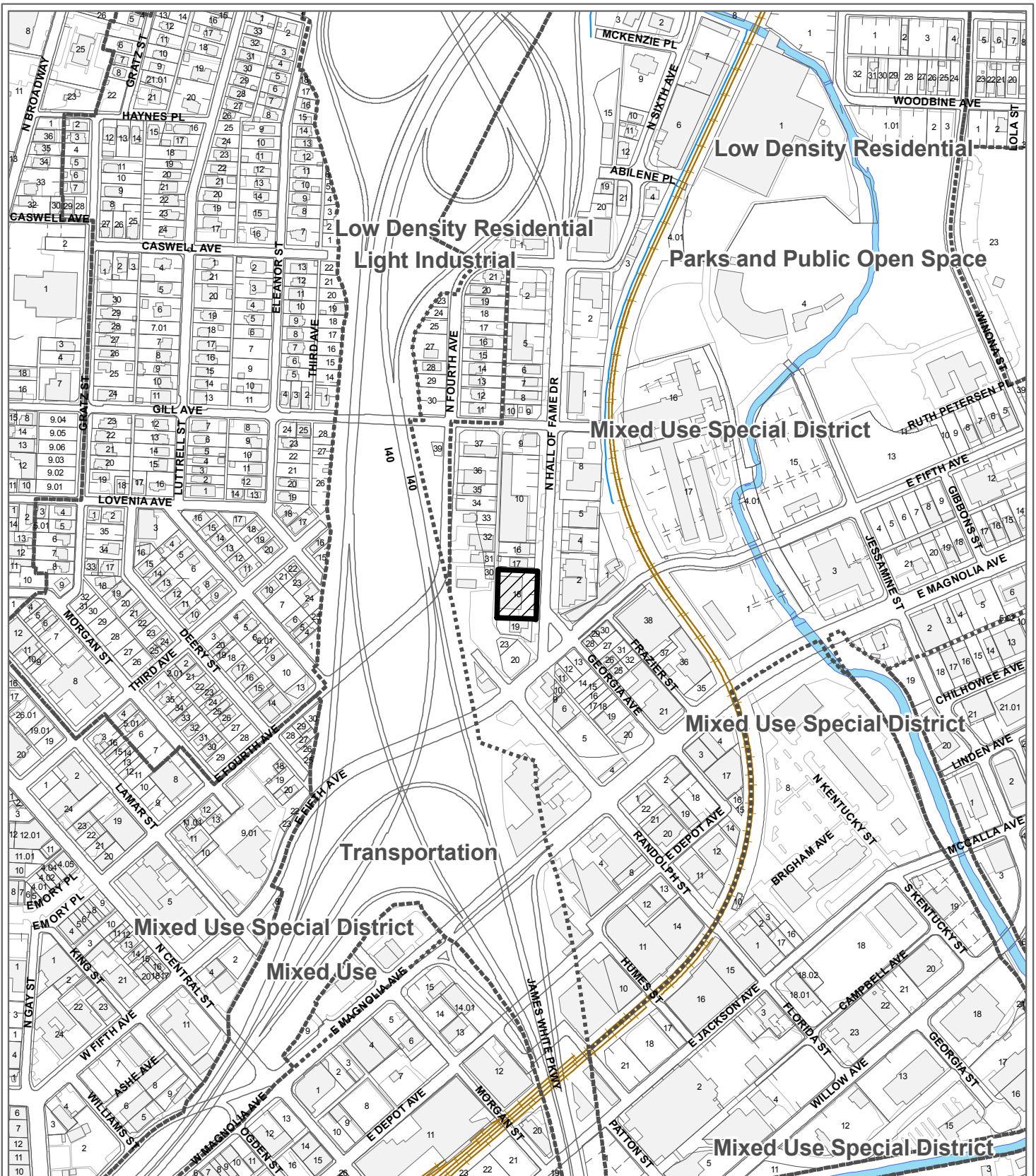
▶ **WITHDRAW, at the request of the applicant.**

The sector plan is consistent with the requested C-3 zoning, so no sector plan amendment is necessary. The applicant submitted a withdrawal request on 3/25/10.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/4/2010 and 5/18/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-A-10-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District) (MU-CC04) (C-2, I-2)

To: MU-SD (Mixed Use Special District) (MU-CC04) (C-2, C-3, I-2)



Original Print Date: 3/24/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: KCDC-City of Knoxville

Map No: 95
Jurisdiction: City

