



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

▶ **FILE #:** 10-G-16-SP

AGENDA ITEM #: 52

AGENDA DATE: 10/13/2016

▶ **APPLICANT:** MPI BUSINESS SOLUTIONS, INC.

OWNER(S): Jacqueline Whiteside

TAX ID NUMBER: 81 I D 043

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 1016 Texas Ave

▶ **LOCATION:** East side Texas Ave., north side Heiskell Ave.

▶ **APPX. SIZE OF TRACT:** 28968 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Texas Ave., a major collector street with 18' of pavement width within 50' of right-of-way, or Heiskell Ave., a major collector street with 28' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** TDR (Traditional Neighborhood Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** Not specified

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: House - TDR
 South: Heiskell Ave., vacant land - TDR
 East: Houses - TDR
 West: Texas Ave., vacant land - TDR

NEIGHBORHOOD CONTEXT The subject property contains a commercial building that was once used as some type of training facility. It is surrounded by either vacant lots or established houses, all zoned R-1A/IH-1. A neighborhood commercial area is located to the east, on the east side of Minnesota Ave.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #10-G-16-SP, amending the Central City Sector Plan to O (Office) and recommend that City Council also approve the sector plan amendment, to make it operative. (See**

resolution, Exhibit A.) (Applicant requested GC.)

Allowing office use of the property will allow for the existing commercial building to be used. It is not located properly to allow commercial uses, as it is surrounded by houses and residential zoning. An office designation will allow reasonable use of the property and building without introducing incompatible commercial uses in the middle of a residential area.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to either of the access streets., but they are adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan proposes TDR uses for the site, consistent with the current R-1A zoning. The plan does not recognize the former, legal-nonconforming office-type use.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The Central City Sector Plan update was adopted by City Council in September 2014, proposing traditional neighborhood development for this area containing the subject property. The current zoning pattern reflects that designation. Office uses give reasonable use of the commercial building in a manner that will be much more compatible to surrounding residential than the requested commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available since the 2014 adoption of the Central City Sector Plan to reveal the need for an amendment. The current zoning pattern of residential zoning has long been established in this area, despite the previous use of the building for non-residential purposes.

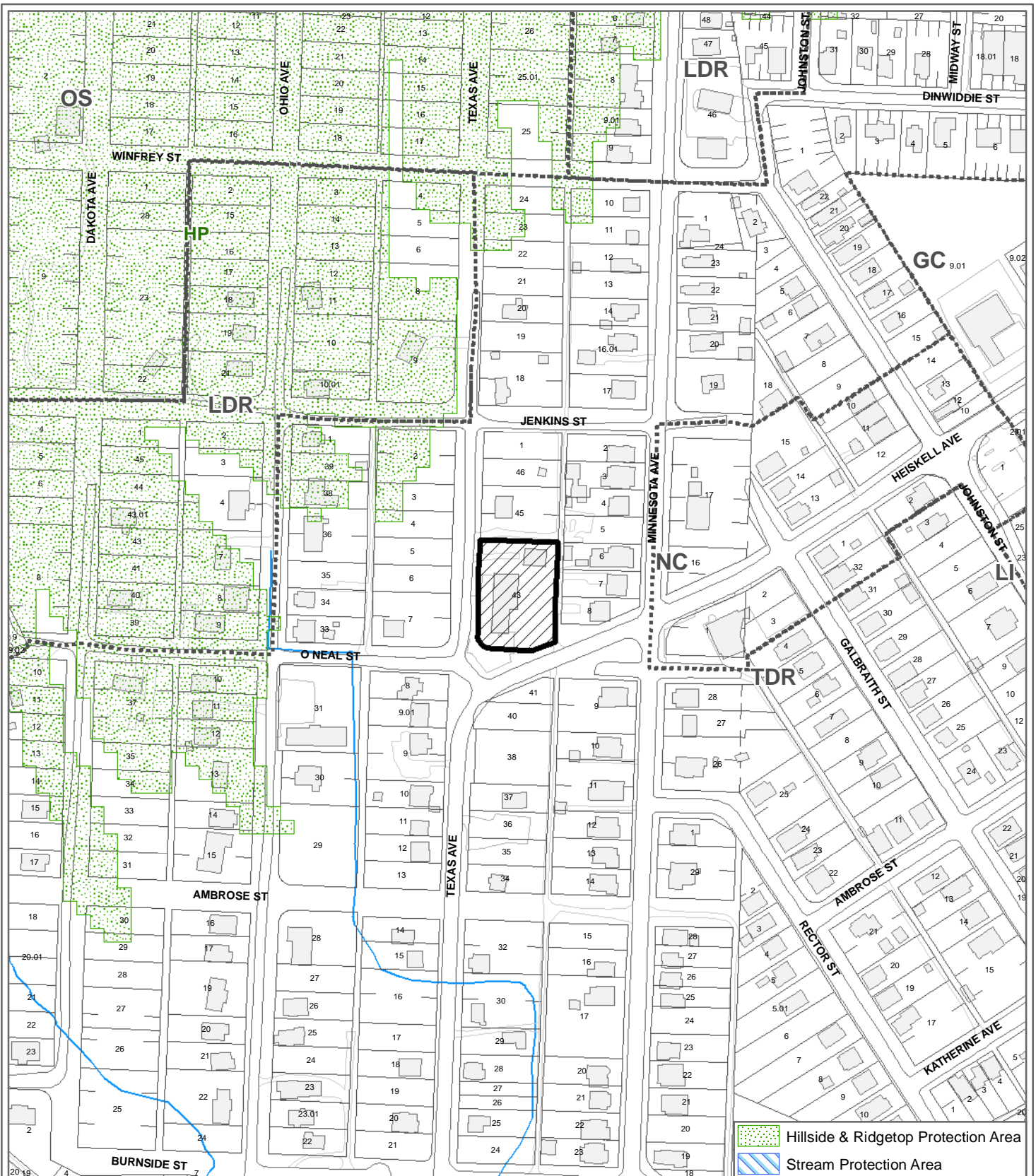
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:



1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

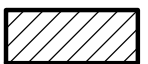
If approved, this item will be forwarded to Knoxville City Council for action on 11/8/2016 and 11/22/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**10-G-16-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

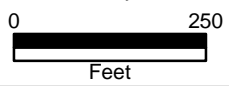
From: TDR (Traditional Neighborhood Residential)
 To: GC (General Commercial)



Petitioner: MPI Business Solutions, Inc.

Map No: 81
 Jurisdiction: City

Original Print Date: 9/22/2016
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, MPI Business Solutions, Inc., has submitted an application to amend the Sector Plan from TDR-Traditional Neighborhood Residential to GC-General Commercial, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Central City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on October 13, 2016, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #10-G-16-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

REZONING

PLAN AMENDMENT

Name of Applicant: MPI Business Solutions, Inc.

Date Filed: 8/29/16 Meeting Date: Oct. 13, 2016

Application Accepted by: M. Payne

Fee Amount: — File Number: Rezoning —

Fee Amount: 0 File Number: Plan Amendment 10-G-16-SP

PROPERTY INFORMATION

Address: 1016 Texas Ave.
General Location: E side Texas Ave,
N side Heiskell Ave.

Parcel ID Number(s): 081 ID 043

Tract Size: 28968 sq. ft.

Existing Land Use: Commercial Building

Planning Sector: Central City

Growth Policy Plan: Inside City

Census Tract: 28

Traffic Zone: 149

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: TDR

TO: GC

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Jacqueline Whiteside

Company: MPI Business Solutions, Inc.

Address: 900 E. Hill Ave. Suite 255

City: Knoxville State: TN Zip: 37915

Telephone: 865 540-1646/865 604-3324

Fax: 865 540-1665

E-mail: mpibusiness@bellsouth.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same As Above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Same As Above

PLEASE PRINT Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

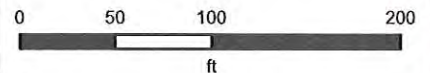
SP



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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

▶ **FILE #:** 10-L-16-RZ
10-F-16-PA

AGENDA ITEM #: 52
AGENDA DATE: 10/13/2016

▶ **APPLICANT:** MPI BUSINESS SOLUTIONS, INC.
OWNER(S): Jacqueline Whiteside

TAX ID NUMBER: 81 I D 043 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 1016 Texas Ave

▶ **LOCATION:** East side Texas Ave., north side Heiskell Ave.

▶ **TRACT INFORMATION:** 28968 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Texas Ave., a major collector street with 18' of pavement width within 50' of right-of-way, or Heiskell Ave., a major collector street with 28' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** Not specified

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: House - TDR - R-1A (Low Density Residential) / IH -1 (Infill Housing Overlay)

South: Heiskell Ave., vacant land - TDR - R-1A (Low Density Residential) / IH -1 (Infill Housing Overlay)

East: Houses - TDR - R-1A (Low Density Residential) / IH -1 (Infill Housing Overlay)

West: Texas Ave., vacant land - TDR - R-1A (Low Density Residential) / IH -1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: The subject property contains a commercial building that was once used as some type of training facility. It is surrounded by either vacant lots or established houses, all zoned R-1A/IH-1. A neighborhood commercial area

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O (Office) One Year Plan designation. (Applicant requested GC.)**

Allowing office use of the property will allow for the existing commercial building to be used. It is not located properly to allow commercial uses, as it is surrounded by houses and residential zoning. An office designation will allow reasonable use of the property and building without introducing incompatible commercial uses in the middle of a residential area.

▶ **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) / IH-1 (Infill Housing Overlay) zoning. (Applicant requested C-3/IH-1.)**

O-1 zoning will allow reasonable use of the existing building on site without introducing incompatible commercial uses in the middle of a residential area. O-1 uses are more compatible with residential uses than C-1 or C-3 uses, and generally require less parking. The majority of the surface parking located around the building is located within public right-of-way, which is not permitted to be counted toward required off-street parking. There is a large area of C-1 zoning and one C-3 zoned property nearby to the east along Heiskell Ave. that may be used for commercial purposes without introducing commercial zoning in the middle of a residential area.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

- A. **AN ERROR IN THE PLAN** - There are no apparent errors in the plan. The current plan proposes TDR uses for the site, consistent with the current R-1A zoning. The plan does not recognize the former legal-nonconforming office-type use.
- B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been recently made to either of the access streets., but they are adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.
- C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - The Central City Sector Plan update was adopted by City Council in September 2014, proposing traditional neighborhood development for this area containing the subject property. The current zoning pattern reflects that designation. Office uses give reasonable use of the commercial building in a manner that will be much more compatible to surrounding residential than the requested commercial uses.
- D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of residential zoning has long been established in this area, despite the previous use of the building for non-residential purposes.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. O-1 zoning for the subject property allows reasonable use of the property with a similar intensity use as it was previously used. It is staff's understanding that the existing commercial building on the site was used as a boilermakers training facility in the past, a legal non-conforming use in the R-1A zoning district. This use has now been discontinued for long enough that the legal non-conforming status has expired, so the property must be rezoned to allow future non-residential uses to occur.
- 2. O-1 uses are compatible with the surrounding land use and zoning pattern.
- 3. The existing building on site has adequate space and parking to accommodate either office or residential use, both of which are permitted by the requested O-1 zoning. Although it may appear to have adequate parking for commercial uses as well, the majority of the existing surface parking to the south of the building is located in public right-of-way, which is not permitted to be counted toward required off-street parking.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. The recommended O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
3. Based on the above general intents, this site is appropriate for O-1 zoning, but not C-3.
4. The existing IH-1 (Infill Housing Overlay) will be maintained as a zoning overlay on the property. The regulations in the IH-1 overlay district only apply to residential development, so, if rezoned, they will have no impact on the subject property.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing office uses on the site.

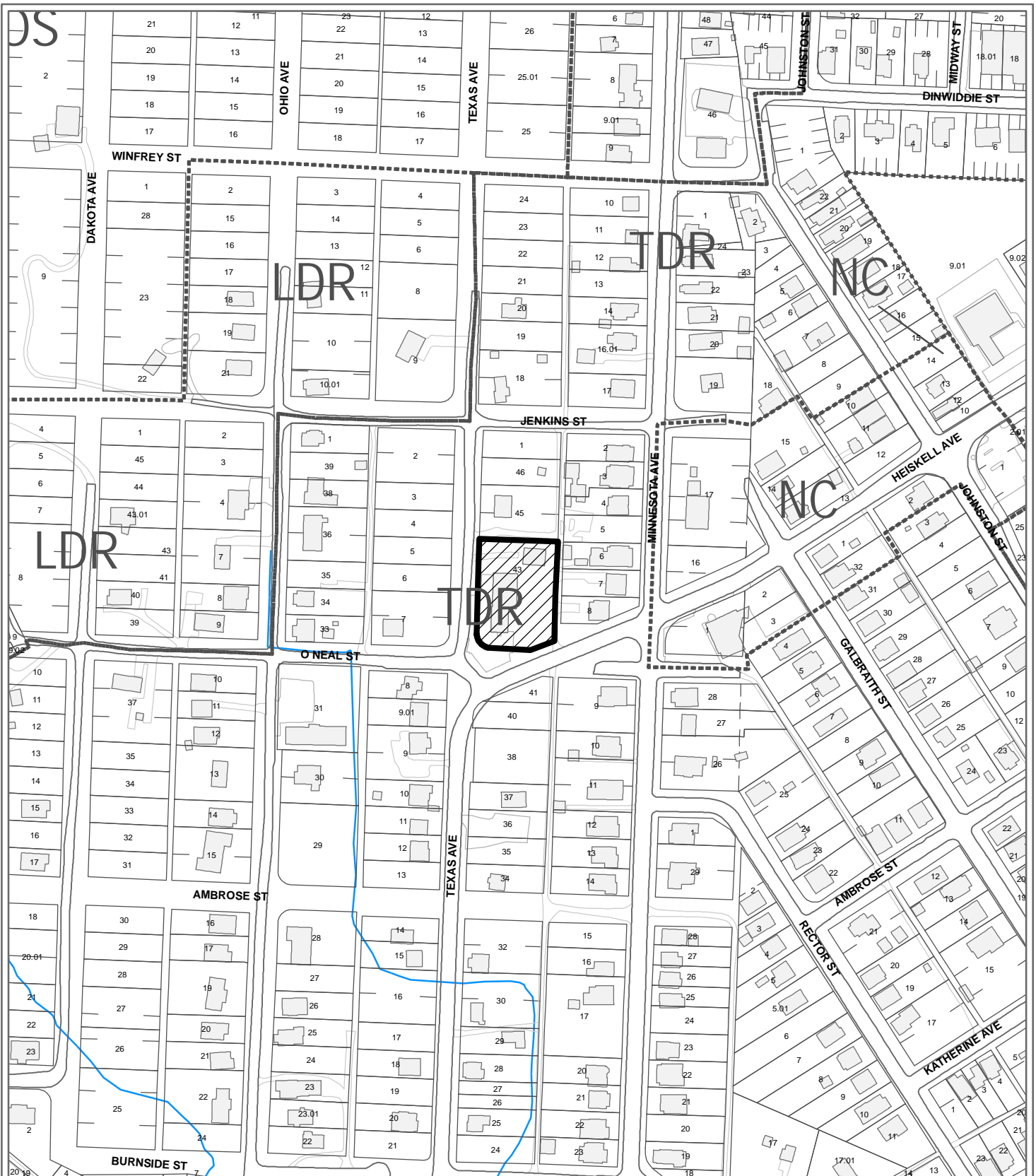
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the City of Knoxville One Year Plan to office on the accompanying application (10-F-16-PA), O-1 zoning would be consistent with the plan.
2. With the recommended amendment to the Central City Sector Plan to office on the accompanying application (10-G-16-SP), O-1 zoning would be consistent with the plan.
3. Both plans would have to be amended to GC to allow consideration of the requested C-3 zoning.
4. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
5. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/8/2016 and 11/22/2016. 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.



**10-F-16-PA / 10-L-16-RZ
PLAN AMENDMENT**

From: TDR (Traditional Neighborhood Residential)

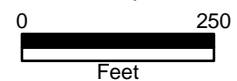
To: GC (General Commercial)



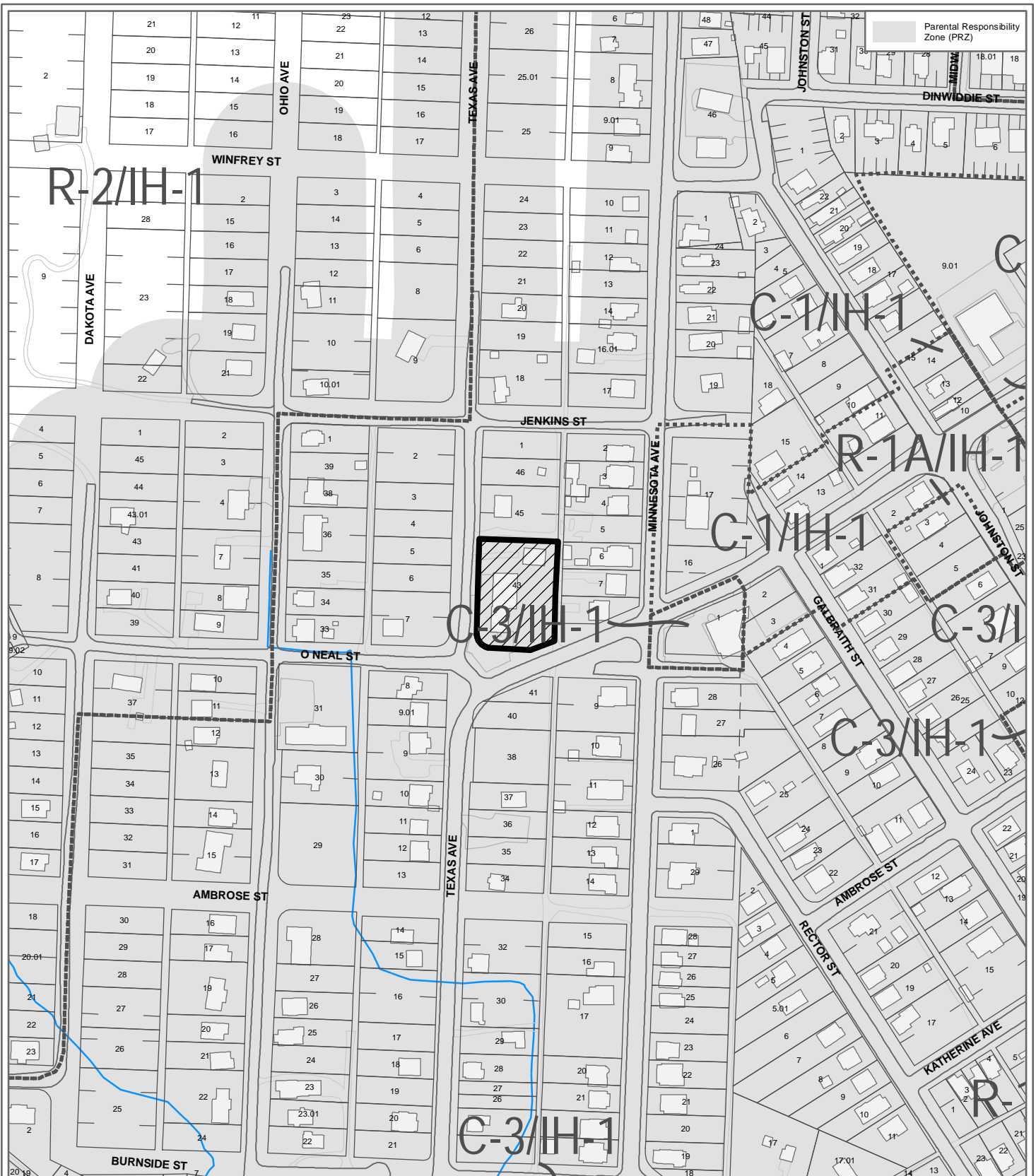
Petitioner: MPI Business Solutions, Inc.

Map No: 81

Jurisdiction: City



Original Print Date: 9/22/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-L-16-RZ
REZONING**

From: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

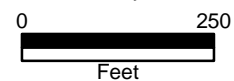
To: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)



Petitioner: MPI Business Solutions, Inc.

Map No: 81

Jurisdiction: City



Original Print Date: 9/22/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 10/13 agenda item 52

3 messages

Mark Campen <mcampen@knoxvilletn.gov>

Wed, Oct 5, 2016 at 1:17 PM

Reply-To: mcampen@knoxvilletn.gov

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Commissioners,

I support the rezoning request for MPI Business Solutions for the property in the Lonsdale community of which I serve in the 5th council district.

I think C-3 is too intense, but if C-1 will allow them operate their business in this obvious commercial building, please consider the rezoning with whatever limitations necessary.

If this is not acceptable, please figure out how they me operate at this location as the previous business did for years within the current zone.

As you will learn, they are proposing locating multiple businesses and approximately 10-15 employees to this location that will generate jobs in the community.

Thank you for your consideration,

Mark Campen
414-5593

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This message was directed to commission@knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Oct 5, 2016 at 2:13 PM

Reply-To: mike.brusseau@knoxmpc.org

To: mcampen@knoxvilletn.gov

Cc: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>, Commission <commission@knoxmpc.org>

Mark,

We are likely recommending O-1 office zoning, which allows uses similar to the previous use as we understand it. Recognizing that the commercial building is unlikely to be used for residential, as currently zoned, we feel that O-1 zoning will allow the applicant reasonable non-residential uses that are more compatible with the surrounding uses. We feel that allowing commercial uses, even under C-1, will result in unnecessary negative impacts on the surrounding residential uses. Commercial uses also require more parking than offices. There appears to be alot of parking, but the majority of it is it public right-of-way, which is technically not permitted.

Mike Brusseau

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902

**APPEAL TO DENY
APPLICATION FOR
REZONING**

File # 10-G-16-SP
File # 10-F-16-PA
File # 10-L-16-RZ

**Appeal to Deny Application for
Rezoning**

**Prepared for
Metropolitan Planning Commission
Suite 403
City County Building
400 Main Avenue
Knoxville, Tennessee 37902**

**Supported by
Lonsdale United for Change**

**Knoxville, Tennessee 37921
865.637.3984**

October 13, 2016

It is important to acknowledge we are not in opposition to the presence of Commercial Development in our community by any means. However, the impact of this zoning petition from R-1A/IH-1 To C-3 General Commercial District is undesirable and could have an adverse effect on the existing and proposed residential character of the neighborhood. From a planning standpoint the orientation for C-3 general commercial located within close proximity to any residential areas should initially be concentrated on the edge of the neighborhood with an established boundary line or transition zone that assures there is a buffer in place to reduce the risk of unraveling the fabric of the neighborhood. This C-3 general commercial district petition is not a logical "extension" from the neighborhoods existing commercial corridor but rather a "jump" from it of 3 city blocks to the middle of an established residential district. Commercial development regardless of classification should be predictable and consistent and definitely be discouraged from starting in the middle of a residential block. This will ensure that commercial development integrates cohesively with and compliments the existing character of the neighborhood.

Since it is virtually impossible to assess the full economic impact and challenge on the residents of this community associated with a R1-A/IH-1 to C-3 General Commercial District rezoning in the middle of a residential block, it is crucial to point out some of the more important realities we could be facing:

- Slippery Slope – land use changes where that small first step leads to a chain of related events culminating in usually a negative effect.
- Fear of the Unknown - homeowners located within close proximity succumb and sell out considering the alternative.
- Negative Spillover - could spread and quickly erode the nearby value of residential property.
- Inconsistency - The petition is not compatible with the existing development, so the impact on adjacent residential properties could be an influence in creating or adding to blight leading to an increase in crime and a demand on public services.
- Open Door Policy – how can you allow one to cash in and bar others from doing the same.
- Ownership Changes - could promote diverse and detrimental uses such as pool halls, private clubs and drinking establishments and more demand on public services.
- COA – 122 Certificates of Appropriateness for residential infill have been issued in Lonsdale since the inception of the Heart of Knoxville infill housing design guidelines in 2005. This rezoning could in reality cause a reversal and take us back to the time of modest to no development.

I caution you as MPC Commissioners not to be taken in by promises without also considering the costs of failing to protect one of Knoxville's most fragile existing economic assets ---- the neighborhood.

REZONING

PLAN AMENDMENT

Name of Applicant: MPI Business Solutions, Inc

Date Filed: 8/29/16 Meeting Date: Oct. 13, 2016

Application Accepted by: M. Payne

Fee Amount: \$1000 File Number: Rezoning 10-L-16-RZ

Fee Amount: \$600 File Number: Plan Amendment 10-F-16-PA

One year

<p>PROPERTY INFORMATION</p> <p>Address: <u>1016 Texas Ave.</u> General Location: <u>E side Texas Ave, N side Heiskell Ave.</u> Parcel ID Number(s): <u>081 ID 043</u> Tract Size: <u>28968 sq. ft.</u> Existing Land Use: <u>Commercial building</u> Planning Sector: <u>Central City</u> Growth Policy Plan: <u>Inside City</u> Census Tract: <u>28</u> Traffic Zone: <u>149</u> Jurisdiction: <input checked="" type="checkbox"/> City Council <u>5th</u> District <input type="checkbox"/> County Commission _____ District</p>	<p><input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Jacqueline Whiteside</u> Company: <u>MPI Business Solutions, Inc.</u> Address: <u>900 E. Hill Ave. Suite 255</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37915</u> Telephone: <u>865 540-1646 / 865 607-3321</u> Fax: <u>865 540 1665</u> E-mail: <u>mpibusiness@bellsouth.net</u></p>
<p>Requested Change</p> <p>REZONING</p> <p>FROM: <u>R-1A / IAH-1</u> TO: <u>C-3</u></p> <p>PLAN AMENDMENT</p> <p><input checked="" type="checkbox"/> One Year Plan <input type="checkbox"/> _____ Sector Plan</p> <p>FROM: <u>TDR</u> TO: <u>GC</u></p>	<p>APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>Same As Above</u> Company: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____</p>
<p>PROPOSED USE OF PROPERTY</p> <p>_____</p> <p>_____</p> <p>Density Proposed _____ Units/Acre</p> <p>Previous Rezoning Requests: <u>None noted</u></p>	<p>APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</p> <p>Signature: <u>Same As Above</u></p> <p>PLEASE PRINT Name: _____ Company: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ E-mail: _____</p>

GYP

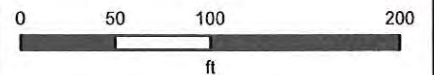


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