

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-I-01-PA                      **Related File Number:** 1-I-01-RZ  
**Application Filed:** 12/7/2000              **Date of Revision:**  
**Applicant:** KENNETH ZACHARCZYP  
**Owner:**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** South side of Hawthorne Ave., west side of Palmer St.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A L 006                      **Jurisdiction:** City  
**Size of Tract:** 0.16 acres  
**Accessibility:** Access is via Hawthorne Ave., a local street with 26' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Auto body shop  
**Surrounding Land Use:**  
**Proposed Use:** Auto sales                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:** This business is within a block of businesses and residences that are zoned I-3 Industrial.

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

**Street:** 140 Hawthorne Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** No  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** LI (Light Industrial)

**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:

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial)

Staff Recomm. (Full): Properties on both sides of Hawthorne Ave. are zoned I-3 and developed with businesses, including the subject property, which is occupied by an auto body shop. LI designation and C-6 zoning will not further impact the area. The sector plan proposes low density residential uses for this site.

Comments: C-6 zoning is less intense than the current I-3 zone, when considering the range of uses permitted in each zone, and would be more compatible with the scale and intensity of the uses found to the south of the site. The C-6 zone also requires site plan review and approval by the MPC staff, which can address the site's impact on nearby, less intense development.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/11/2001

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: 2/6/2001

Date of Legislative Action, Second Reading: 2/20/2001

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: