

# 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

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

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

### 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:**

### 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:**

### 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:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

