

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-K-05-RZ                      **Related File Number:** 1-I-05-PA  
**Application Filed:** 12/14/2004              **Date of Revision:**  
**Applicant:** SAMUEL R MORTON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Fennel Rd., southeast of E. Inskip Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 I A 028,02801                      **Jurisdiction:** City  
**Size of Tract:** 205 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Storage yard  
**Surrounding Land Use:**  
**Proposed Use:** Charter Bus Company                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 4604 Fennel Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park), R-2 (General Residential) and I-2 (Light Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** Part of site was designated GC and C-6 in 2004.  
**Extension of Zone:**  
**History of Zoning:**

### 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 I-3 (General Industrial) zoning limited to I-2 zoning permitted uses and the proposed bus maintenance facility.

Staff Recomm. (Full): This recommendation will protect the area from more intensive permitted I-3 uses while allowing the bus maintenance facility with an above ground fuel storage facility, which is not permitted by building codes under the current C-6 zone.

Comments:

MPC Action: Approved    MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE I-3 (General Industrial) zoning limited to I-2 zoning permitted uses and the proposed bus maintenance facility

Date of MPC Approval: 1/13/2005                      Date of Denial:                      Postponements:

Date of Withdrawal:                      Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/15/2005                      Date of Legislative Action, Second Reading: 3/1/2005

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: