

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT (PORTION SHOWN MU)

**File Number:** 10-B-05-PA      **Related File Number:** 10-B-05-RZ  
**Application Filed:** 8/16/2005      **Date of Revision:**  
**Applicant:** DOUG SHOFFNER  
**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

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### PROPERTY INFORMATION

**General Location:** North side Middlebrook Pike, east of Liberty St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 | L 024      **Jurisdiction:** City  
**Size of Tract:** 5.33 acres  
**Accessibility:** Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 100' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant office building  
**Surrounding Land Use:**  
**Proposed Use:** Office/warehouse with showrooms      **Density:**  
**Sector Plan:** Central City      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with businesses fronting Middlebrook Pike and Liberty St., under I-2, I-3 and C-6 zoning. Residences are located to the north and east of the subject property, zoned R-1A and R-2.

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

**Street:** 3233 Middlebrook Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) & R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LI from the south.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MU(Mixed Uses) (O,MDR)  
**Requested Plan Category:** LI (Light Industrial)

