

# 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

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**File Number:** 10-H-07-RZ                      **Related File Number:**  
**Application Filed:** 8/31/2007              **Date of Revision:**  
**Applicant:** JARED CORBY (SAMUEL J. FURROW)

### PROPERTY INFORMATION

**General Location:** Northeast side N. Cherry St., southeast side Cecil Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 B D 011                      **Jurisdiction:** City  
**Size of Tract:** 2.86 acres  
**Accessibility:** Access is via Cecil Ave., a minor arterial street with 28' of pavement width within 60' of right of way, or N. Cherry St., a 3 lane minor arterial street with 45' of pavement width within 65' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Warehousing                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The properties on the north side of Cecil Ave. are primarily developed with residential uses under R-1, R-1A and R-2 zoning, with the exception of a tire sales and market/deli business to the northwest, zoned C-4. On the south side of Cecil Ave. are commercial and industrial uses, zoned C-3, C-4 and I-3.

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

**Street:** 1918 N Cherry St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) with conditions  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial) with revised conditions  
**Previous Requests:** One year plan was amended and property was rezoned conditional I-3 in 2006 (10-J-06-PA/10-B-06 RZ)  
**Extension of Zone:** Yes, I-3 zoning is located to the southeast  
**History of Zoning:** One Year Plan was amended to LI and property was rezoned to I-3 with conditions in 2006 (10-J-06-PA/10-B-06-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



shall be consistent with the attached landscaping plan, as provided by the applicant.

**Summary of MPC action:** I-3 (General Industrial) zoning, subject to 2 conditions,

**Date of MPC Approval:** 10/11/2007

**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:** 11/6/2007

**Date of Legislative Action, Second Reading:** 11/20/2007

**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:**