

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-J-06-PA      **Related File Number:** 10-B-06-RZ  
**Application Filed:** 9/8/2006      **Date of Revision:**  
**Applicant:** SAMUEL J. FURROW  
**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:** Southeast side Cecil Ave., northeast side N. Cherry St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 B D 011, 011.01      **Jurisdiction:** City  
**Size of Tract:** 2.82 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 land and empty gas station  
**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:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial) and C-4 (Highway & Arterial Commercial)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LI designation and I-3 zoning from the southeast  
**History of Zoning:** None noted for this site

### PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)

