# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 11-A-01-RZ Related File Number:

Application Filed: 9/21/2001 Date of Revision: 9/24/2001

Applicant: PAUL SHIRLEY

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

**General Location:** South side Middlebrook Pike, west side Hilton Rd.

Other Parcel Info.:

Tax ID Number: 107 A C 10.01 & PART OF PARCEL 1 OTHER: APPRX. 2 Jurisdiction: City

Size of Tract: 2.38 acres

Access is via Middlebrook Pike, a four-lane, median-divided minor arterial street, and Hilton Rd., a local

street with 26' of pavement within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Retail/warehouse uses Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of a light industrial/commercial development area that has evolved along this section of

Middlebrook Pike within I-2, I-3, C-6 and C-3 zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes

**History of Zoning:** None noted for this site.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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: bc

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is consistent with the one year plan amendment to GC (General Commercial), approved by

MPC at the October 11, 2001 meeting. This zoning request is a logical extension of the C-3 zoning from

**Effective Date of Ordinance:** 

the east.

**Comments:** Extending the commercial zone to include this property will not adversely impact surrounding uses or

zoning.

MPC Action: Approved MPC Meeting Date: 11/8/2001

**Details of MPC action:** 

**Date of Legislative Appeal:** 

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

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

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/11/2001 Date of Legislative Action, Second Reading: 1/8/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Amendments:

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