

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: 11-A-06-RZ **Related File Number:**
Application Filed: 9/13/2006 **Date of Revision:**
Applicant: AIRPLANE FILLING STATION PRESERVATION ASSOCIATION, INC. ROCK BERN
Owner:

PROPERTY INFORMATION

General Location: SE corner Clinton Hwy and Pleasant Ridge Rd
Other Parcel Info.:
Tax ID Number: 67 222 **Jurisdiction:** County
Size of Tract: 11000 square feet
Accessibility: Access if from Clinton Highway, a four lane major arterial, and Pleasant Ridge Road, a major collector road.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Building
Surrounding Land Use:
Proposed Use: Visitor Center or Office for Non-Profit **Density:** N/A
Sector Plan: North County **Sector Plan Designation:** SLPA
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The Airplane Filing Station is located on a triangular shaped parcel at the intersection of Clinton Highway and Pleasant Ridge Road, with commercial uses along Clinton Highway and sparsely developed industrial and scattered residential uses along Pleasant Ridge.

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

Street: 6829 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CA (General Business)/HZ (Historic Overlay) and Design Guidelines
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Ann Bennett

Staff Recomm. (Abbr.): APPROVE CA (General Business)/HZ (Historic Overlay) and APPROVE Design Guidelines.

Staff Recomm. (Full): The Airplane Filing station has been refaced since 1982 as a structure that should be designated and protected. It is an example of mimetic architecture that has been cited in national publications; the Tennessee Historical Commission has noted it as one of the best examples of its type in Tennessee. The building was listed on the National Register of Historic Places in 2003.

Comments: The Knox County Historic Zoning Commission unanimously approved the designation and design guidelines at its October 19, 2006, meeting.

MPC Action: Approved MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)/HZ (Historic Overlay) and APPROVE Design Guidelines

Date of MPC Approval: 11/9/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: