CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-A-02-RZ Related File Number:

Application Filed: 12/13/2001 **Date of Revision:**

Applicant: SHADELAND PROPERTIES & FARMS

Owner:



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

PROPERTY INFORMATION

General Location: Southeast side Ball Camp Pike, west of Bradshaw Rd., north of Western Ave.

Other Parcel Info.:

Tax ID Number: 93 B B 1 (PORTION ZONED C-5) OTHER: 093GC002 (PO Jurisdiction: City

Size of Tract: 19.5 acres

Accessibility: Access is via Western Ave., a major arterial street with 105 to 115' of right of way and 23' of pavement

width, or via Ball Camp Pike, a minor collector street with 40' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Used car storage

Surrounding Land Use:

Proposed Use: Used car sales Density:

Sector Plan: Northwest City Sector Plan Designation: Commercial

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

Neighborhood Context: This area is developed with commercial and office uses along Western Ave., with residential uses to the

rear

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-5 (Tourist Commercial)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: 1981- Rezoned to C-5 in conjunction with World's Fair.

Extension of Zone: Yes. Extension of C-4 from the south.

History of Zoning: Property was rezoned to C-5 in 1981 in conjunction with the World's Fair.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a logical extension of zoning from the south and is compatible with the adjacent land uses and

zoning pattern.

Comments: The Northwest City Sector Plan designates this property for commercial uses. This site was rezoned to

C-5 (Tourist Commercial) in conjunction with the World's Fair in 1981. The C-4 zoning district requires a 50-foot side yard setback from residentially zoned property which will minimize the impact on the residential properties to the northeast and northwest across Ball Camp Pike. The established residential lots to the northeast are deep lots with slopes and trees in the rear portions, providing a

natural buffer from the subject property.

According to the application submitted by the applicant, the current use of the property is for used car storage, which is an illegal use in the C-5 zoning district. The applicant's proposed use of the property

for used car sales is legal in the recommended C-4 zoning district.

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway & Arterial Commercial)

Date of MPC Approval: 2/14/2002 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: 3/19/2002 Date of Legislative Action, Second Reading: 4/2/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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