

# 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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Knoxville, Tennessee 37902  
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**File Number:** 4-A-01-RZ                      **Related File Number:** 4-B-01-PA  
**Application Filed:** 2/6/2001              **Date of Revision:**  
**Applicant:** JIM BUSH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side of Atlantic Ave., east of Oswald St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 D B 002                      **Jurisdiction:** City  
**Size of Tract:** 3.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Construction office with outside storage.  
**Surrounding Land Use:**  
**Proposed Use:** Construction office with outside storage.                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (inside City limits)  
**Neighborhood Context:**

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

**Street:** 1130 Atlantic Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential), O-1 (Office, Medical & Related Services) and F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial) and F-1 (Floodway)  
**Previous Requests:** None noted.  
**Extension of Zone:**  
**History of Zoning:**

### 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:

Staff Recomm. (Abbr.): APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full): The I-3 zone is the most restrictive zone that permits the existing business and is consistent with other recent industrial zoning approved to the north of this site..

Comments: This I-3 zone will accommodate the property's existing use, which is not permitted under current zoning.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE I-3 (General Industrial) and F-1 (Floodway)

Date of MPC Approval: 4/12/2001 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: 5/15/2001 Date of Legislative Action, Second Reading: 5/29/2001

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: