

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-A-06-PA                      **Related File Number:** 4-A-06-RZ  
**Application Filed:** 1/25/2006                      **Date of Revision:**  
**Applicant:** J.V. DOAN  
**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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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## PROPERTY INFORMATION

**General Location:** Northwest side Cecil Ave., southwest side Citrus St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 A D PART OF 005    **OTHER:** MAP ON FILE AT MPC                      **Jurisdiction:** City  
**Size of Tract:** 1.38  
**Accessibility:** Access is via Cecil Ave., a minor arterial street with 28' of pavement width within 60' of right of way, or Citrus St., a local street with 21' of pavement width within 50' of right of way. There is also an unnamed, unimproved, 20' wide right of way along the southwest side of the site.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Tire sales, market and deli  
**Surrounding Land Use:**  
**Proposed Use:** Tire sales, market and deli                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** MDR and C  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** With the exception of the subject property, the properties on the north side of Cecil Ave. are developed with residential uses under R-1,R-1A and R-2 zoning. 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:** 2539 Cecil Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) & C-1 (Neighborhood Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC and C-3 from the southeast.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

