# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 4-D-03-PA Related File Number: 4-U-03-RZ

Application Filed: 3/10/2003 Date of Revision:

Applicant: O'REILLY AUTOMOTIVE, INC.

Owner:

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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: East side Lemon St., north side E. Glenwood Ave.

Other Parcel Info.:

Tax ID Number: 82 G H 2, 3, 8, 23 AND 30 OTHER: AND A PORTION OF Jurisdiction: City

Size of Tract: 1.8 acres

Access is from Cherry St. via Nichols Ave., a local street with 45' of right of way and 22' of pavement

width. Additional access is via E. Glenwood Ave., a local street with 40' of right of way and 26' of

pavement width

#### GENERAL LAND USE INFORMATION

Existing Land Use: Cellular tower, parking, vacant land

**Surrounding Land Use:** 

Proposed Use: Cellular tower, parking, dedication of right of way Density:

Sector Plan: Central City Sector Plan Designation: Commercial and Low Density Residential

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

Neighborhood Context: The neighborhood south of this site is developed with residential uses under R-1A zoning. The area to

the northeast, accessed from Cherry St., is developed with commercial uses under C-3, C-4 and C-5

zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: R-1A (Low Density Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of GC and C-3 from the north.

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

### 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 GC (General Commercial) One Year Plan designation for parcels 2, 3 and 8.

DENY GC (General Commercial) One Year Plan designation for parcels 23 and 30.

Staff Recomm. (Full): Parcels 2, 3 and 8 are logical extensions of GC from the north. Extending GC to parcels 23 and 30

would be an intrusion of commercial development into the residential neighborhood to the south.

Comments:

MPC Action: Approved MPC Meeting Date: 4/10/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE GC (General Commercial) for parcels 2, 3 and 8

DENY GC (General Commercial) for parcels 23 and 30

Date of MPC Approval: 4/10/2003 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: 5/13/2003 Date of Legislative Action, Second Reading: 5/27/2003

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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