

# 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:**

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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## 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  
**Accessibility:** 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)

