# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:4-D-05-PARelated File Number:4-D-05-RZApplication Filed:2/18/2005Date of Revision:Applicant:PILOT OILOwner:

#### PROPERTY INFORMATION

 General Location:
 Northwest side Adair Dr., northeast of N. Broadway

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 58 M E 039
 Jurisdiction:
 City

 Size of Tract:
 0.21 acre
 Current access is via Adair Dr., a major collector street with 20' of pavement width within 40' of right of way. The adjacent Pilot Store and gas station is accessed from N. Broadway, a major arterial street with four lanes and a center turn lane within 80' of right of way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Pilot gas station expansion		Density:
Sector Plan:	North City	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The properties along N. Broadway are developed with commercial businesses under C-3 zoning. The neighborhood east of N. Broadway is developed with single family residences under R-1 zoning.		

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

Street:

101 Adair Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)	
Former Zoning:		
Requested Zoning:	C-3 (General Commercial)	
Previous Requests:	None noted	
Extension of Zone:	tension of Zone: Yes, extension of GC and C-3 from the north and wes	
History of Zoning:	None noted	

# PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)



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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.):	DENY GC (General Commercial) One Year Plan designation.			
Staff Recomm. (Full):	GC would allow commercial zoning to be requested for the property, which would jeopardize the house on the subject property, which is a contributing property in the Adair Gardens National Register Historic District.			
Comments:				
MPC Action:	Denied (Withdrawn)		MPC Meeting Date	: 5/12/2005
Details of MPC action:				
Summary of MPC action:				
Date of MPC Approval:		Date of Denial:	Postponements:	4/14/2005
Date of Withdrawal:	5/12/2005	Withdrawn prior to publication?:	Action Appealed?	:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	6/7/2005	Date of Legislative Action, Second Reading: 6/21/2005
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: