

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-D-05-PA **Related File Number:** 4-D-05-RZ
Application Filed: 2/18/2005 **Date of Revision:**
Applicant: PILOT OIL
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 Adair Dr., northeast of N. Broadway
Other Parcel Info.:
Tax ID Number: 58 M E 039 **Jurisdiction:** City
Size of Tract: 0.21 acre
Accessibility: 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: Yes, extension of GC and C-3 from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

