CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:	4-D-05-RZ
Application Filed:	2/18/2005
Applicant:	PILOT OIL
Owner:	

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		

Related File Number:

Date of Revision:

4-D-05-PA

Accessibility:

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:

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

101 Adair Dr

Street: 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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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 C-3 (General Commercial) zoning, consistent with the One Year Plan recommendation.		
Staff Recomm. (Full):	Approval of C-3 zoning would likely lead to an application for demolition of the house on the property, for expansion of the Pilot business to the west. A number of the uses allowed under C-3 zoning, which does not require screening, could be extremely intrusive to the adjacent properties, and in addition to the likely demolition of the National Register contributing house on this property, could result in endangering additional National Register properties.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The house on the subject property is part of the Adair Gardens National Register Historic District, and should be protected from the proposed demolition, which would be allowed by this plan amendment and rezoning proposal. 2. The neighborhood should be protected from intrusion of commercial development deeper into the neighborhood. 3. If approved, the proposal will allow expansion and redevelopment of the existing Pilot business on the adjacent parcel to the west, requiring demolition of the house on the subject property. Access to Adair Drive is already in place for the existing Pilot business. 4. As noted in the annual Mayor's Report on Preservation, the property at 101 Adair is included as a contributing property in the Adair Gardens National Register Historic District. This historic district, which was listed on the National Register of Historic Places September 23, 1994, is noted for its representation of Suburban Growth and Development in Knoxville and Knox County and for its architectural significance, with an emphasis on the revival styles of the early twentieth century. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available to serve the site. 2. The proposal is an extension of GC and C-3 to the northeast, but it can be considered an intrusion into the neighborhood, having a negative impact on adjacent properties. While the proposed commercial use would face an office use across Adair Drive, that use is housed in a building that was residential and is itself listed as part of the Adair Gardens National Register Historic District. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. A plan amendment to GC for this site is required to achieve consistency with the City of Knoxville One Year Plan. 2. The North City Sector Plan proposes low density residential uses for the site; the proposal is an extension of the commercial designation from the west.<		
MPC Action:	Denied (Withdrawn) MPC Meeting Date: 5/12/2005		
Details of MPC action:			

Summary of MPC action:

Date of MPC Approval:

5/12/2005

Date of Denial:

Postponements: 4/14/2005

Date of Withdrawal:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	5/10/2005	Date of Legislative Action, Second Reading: 5/24/2005
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: