

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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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**File Number:** 4-D-18-RZ                      **Related File Number:**  
**Application Filed:** 1/29/2018              **Date of Revision:** 5/2/2018  
**Applicant:** BILL PETTY FOR DWAYNE LAY

### PROPERTY INFORMATION

**General Location:** East side Bruhin Rd., north side Cedar Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 B K 021                      **Jurisdiction:** City  
**Size of Tract:** 0.6 acres  
**Accessibility:** Access is via Bruhin Rd., a minor arterial street with 36' of pavement width within 65' of right-of-way, or Cedar Ave., a local street with 24' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Warehouse                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** GC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of industrial, commercial and residential uses under I-1, I-2, I-3, C-3 and R-2 zoning.

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

**Street:** 105 Cedar Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial) / IH-1 (Infill Housing Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



**Summary of Action:** C-3 (General Commercial) / IH-1 (Infill Housing Overlay)  
**Date of Approval:** 5/10/2018      **Date of Denial:**      **Postponements:** 4/12/2018  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council  
**Date of Legislative Action:** 6/5/2018      **Date of Legislative Action, Second Reading:** 6/19/2018  
**Ordinance Number:**      **Other Ordinance Number References:**  
**Disposition of Case:** Approved      **Disposition of Case, Second Reading:** Approved  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**