

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-A-01-PA                      **Related File Number:** 7-E-01-RZ  
**Application Filed:** 6/13/2001              **Date of Revision:**  
**Applicant:** JERRY & DONNA MEREDITH  
**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  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Southwest side Camelia Rd., southeast of Merchant Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L A 9                      **Jurisdiction:** City  
**Size of Tract:** 0.45 acres  
**Accessibility:** Access is via Camelia Rd., a local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a transition area between the commercial development along Merchant Dr. and the residential housing along Camelia Rd. to the southeast zoned R-1A.

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

**Street:** 5121 Camelia Rd.  
**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:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was denied O and O-1 in April 2001. (1-C-01-PA/1-B-01-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** GC (General Commercial)

**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: kp

Staff Recomm. (Abbr.): APPROVE O (Office), (applicant requests GC (General Commercial) designation)

Staff Recomm. (Full): This site and the lots to the north along Camelia Rd. are designated for office and general commercial uses by the sector plan. The general commercial area is developed with a shopping center. This site will provide a compatible office use between the commercial and residential uses.

Comments: City Council denied office for this site in April of 2001. O-1 zoning would be consistent with the office designation recommended by staff.

MPC Action: Denied MPC Meeting Date: 7/12/2001

Details of MPC action: Deny GC

Summary of MPC action: DENY GC (General Commercial)

Date of MPC Approval: Date of Denial: 7/12/2001 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 7/24/2001

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 8/21/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other": Requested refund of fees If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: