

# 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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Knoxville, Tennessee 37902  
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**File Number:** 7-I-04-RZ                      **Related File Number:** 7-E-04-PA  
**Application Filed:** 6/9/2004              **Date of Revision:**  
**Applicant:** BILL TRENT AND ROBERT MORTON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East and south side Fennel Rd., east and south of Elyria Dr., southwest side railroad right-of-way  
**Other Parcel Info.:**  
**Tax ID Number:** 69 I A 02701, 02801                      **Jurisdiction:** City  
**Size of Tract:** 7.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Small office/warehouse units                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 4600 Fennel Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**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:                      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:            Ken Pruitt

Staff Recomm. (Abbr.):        DENY C-6 (General Commercial Park) zoning based on denial of the One Year Plan amendment

Staff Recomm. (Full):        GC designation and C-6 zoning are inappropriate development proposals for this site due to the surrounding residential development pattern which would be adversely impacted..

Comments:

MPC Action:                    Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:        Approved C-6

Summary of MPC action:      APPROVE C-6 (General Commercial Park)

Date of MPC Approval:        7/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:            Knoxville City Council

Date of Legislative Action:    8/3/2004

Date of Legislative Action, Second Reading: 8/17/2004

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: