

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-J-04-PA                      **Related File Number:** 7-T-04-RZ  
**Application Filed:** 6/21/2004              **Date of Revision:**  
**Applicant:** HEARTHWOOD, LLC  
**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

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400 Main Street  
Knoxville, Tennessee 37902  
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## PROPERTY INFORMATION

**General Location:** North side Western Ave., northwest of Ball Camp Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 93 B A 009 (PORTION ZONED R-1)                      **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Western Ave., a major arterial street with 33' of pavement width within 100' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office complex                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant property is adjacent to residences, businesses and a church under R-1, C-1 and C-3 zoning. Other businesses are located to the south and east along Ball Camp Pike and Western Ave. Residences and a ball park are located to the north and northeast.

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

**Street:** 4509 Western Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: O (Office)

***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: Michael Brusseau

Staff Recomm. (Abbr.): WITHDRAW the one year plan amendment proposal, at the request of the applicant.

Staff Recomm. (Full):

Comments:

MPC Action: Denied (Withdrawn)    MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: WITHDRAW the one year plan amendment proposal, at the request of the applicant.

Date of MPC Approval:                              Date of Denial:                              Postponements: 7/8/04-8/12/04

Date of Withdrawal: 8/18/2004                      Withdrawn prior to publication?:  Action Appealed?:

***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/9/2004                              Date of Legislative Action, Second Reading: 12/7/2004

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: