

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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:** 8-O-01-RZ                      **Related File Number:**  
**Application Filed:** 7/19/2001              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side Mill Rd., south of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 59 19    **Jurisdiction:** City  
**Size of Tract:** 1.5 acres  
**Accessibility:** Access is via Mill Rd., a local street with 20' of pavement within a 40' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Landscaping, coal and wood sales business  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing    **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of mixed uses ranging from industrial to single family residences within I, I-2, I-3, R-1, R-2, RB, and A zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** I (Industrial)  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

## 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: kp

Staff Recomm. (Abbr.): APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full): I-3 zoning is consistent with surrounding zoning and development that includes retail and wholesale businesses and residences. The sector plan proposes commercial use for this site with surrounding property west of Mill Rd. shown for industrial use.

Comments: The property was zoned I (Industrial) in the county. The City of Knoxville's I-3 zone is comparable with the former county zone and permits the present use of the property.

MPC Action: Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE I-3 (General Industrial)

Date of MPC Approval: 8/9/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 9/4/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: