

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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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www.knoxmpc.org

**File Number:** 9-D-01-UR      **Related File Number:**  
**Application Filed:** 8/9/2001      **Date of Revision:**  
**Applicant:** CEI ENGINEERING ASSOCIATES, INC. - HANS GUCKER  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Western Ave., east of Hinton Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 F B 6.01      **Jurisdiction:** City  
**Size of Tract:** 12.26 acres  
**Accessibility:** Access is via Western Ave., a major arterial street with four lanes and a center turn lane within 110' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Parking lot  
**Surrounding Land Use:**  
**Proposed Use:** Fueling station      **Density:**  
**Sector Plan:** Northwest City      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area of Western Ave. has been developed with commercial uses.

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

**Street:** 4442 Western Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC-1 (Neighborhood Shopping Center)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**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: Michael Brusseau

Staff Recomm. (Abbr.): WITHDRAW this request, at the request of the applicant in a letter dated 12/18/01.

Staff Recomm. (Full):

Comments:

MPC Action: Denied (Withdrawn) MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: WITHDRAW this request, at the request of the applicant in a letter dated 12/18/01.

Date of MPC Approval: Date of Denial: Postponements: 9/13/01-12/13/01

Date of Withdrawal: 12/18/2001 Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

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: