CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-B-01-RZ Related File Number:

Application Filed: 7/11/2001 **Date of Revision:**

Applicant: C. H. MCSPADDEN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side E. Inskip Dr., southwest side railroad right-of-way, northeast of Central Avenue Pike

Other Parcel Info.:

Tax ID Number: 69 L G 18, 19 Jurisdiction: City

Size of Tract: 0.72 acres

Accessibility: Access is via E. Inskip Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Wrecker service Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of two block area zoned I-2 and I-3, and developed with several businesses.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

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:

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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/bjl

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

Staff Recomm. (Full): The existing I-2 zoning is more appropriate for this site considering the adjacent residential uses.

Comments: The railroad right of way to the northeast of this site is an established and logical boundary for the

stopping point of the I-3 zoning from the east. The current I-2 zoning allows the applicant reasonable use of the property. The development of this site for a wrecker service or other uses permitted under I-3 zoning would have a negative impact on the residential development to the northwest, situated on the north side of E. Inskip Drive. This area was rezoned from R-2 to R-1 pursuant to a general rezoning

study conducted by the MPC staff.

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: 11/27/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Denied

Amendments: Amendments:

Failed for lack of motion

Date of Legislative Appeal: Effective Date of Ordinance:

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