



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 8-E-08-RZ **AGENDA ITEM #** 24  
8-B-08-SP **AGENDA DATE:** 8/11/2011

POSTPONEMENT(S): 8/14/08-1/8/09

**APPLICANT:** PROPERTIES DIVERSIFIED, INC.  
**OWNER(S):** PROPERTIES DIVERSIFIED INC

TAX ID NUMBER: 57 104  
JURISDICTION: Commission District 6

**LOCATION:** Northeast side Central Avenue Pike, northwest side I-75  
**TRACT INFORMATION:** 0.6 acres.  
SECTOR PLAN: North County  
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
ACCESSIBILITY: Access is via Central Avenue Pike, a two lane minor arterial street with 22' of pavement within 50' of right of way.  
UTILITIES: Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District  
WATERSHED: Beaver Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RB (General Residential)

**PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

**EXISTING LAND USE:** Mobile home

**PROPOSED USE:** Office/warehouse

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Residences / LDR / RA (Low Density Residential)  
South: Central Avenue Pike - Vacant land / LDR / RB (General Residential)  
East: I-75 / LDR / OS-1 (Open Space Preservation)  
West: Residences and church / LDR / RB (General Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This residential site is part of an older residential neighborhood that has developed under RA, RB and Agricultural zoning.

**STAFF RECOMMENDATION:**

**WITHDRAW, at the request of the applicant.**

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The applicant submitted the attached letter requesting withdrawal on August 2, 2011.

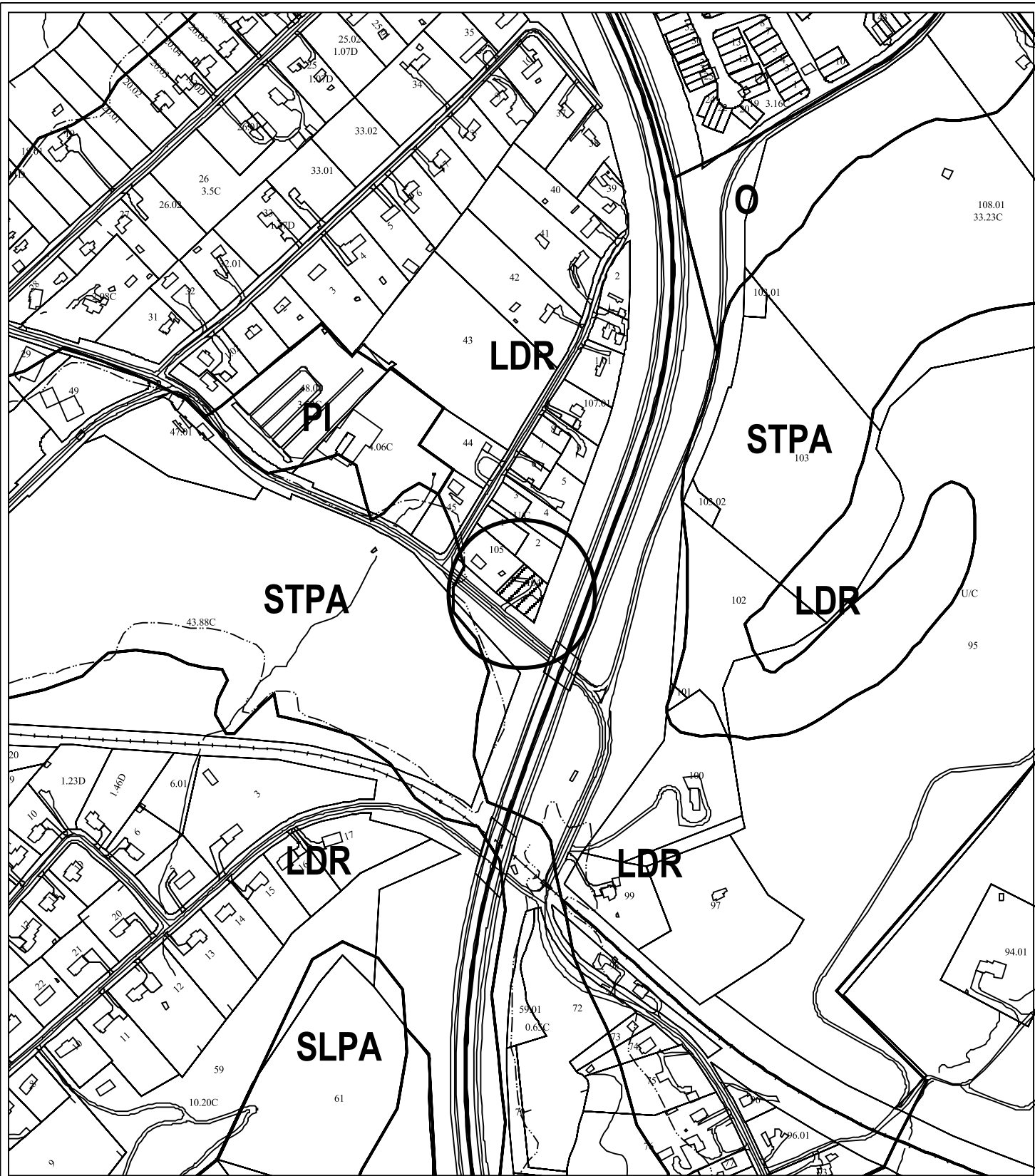
**COMMENTS:**

These requests were originally filed for MPC consideration at the August 14, 2008 meeting, but were postponed until the January 8, 2009 meeting, at the request of the applicant. Then, at the January 8, 2009 meeting, the applicant requested that the items be tabled. Because of the desire to act on and dispose of some of the older tabled items on MPC's agenda, staff informed the applicant before the July 14, 2011 meeting that it would be recommending untabling of these items for action at the August 11, 2011 meeting. The items were untabled on July 14, 2011.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-B-08-SP/8-E-08-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Properties Diversified, Inc.

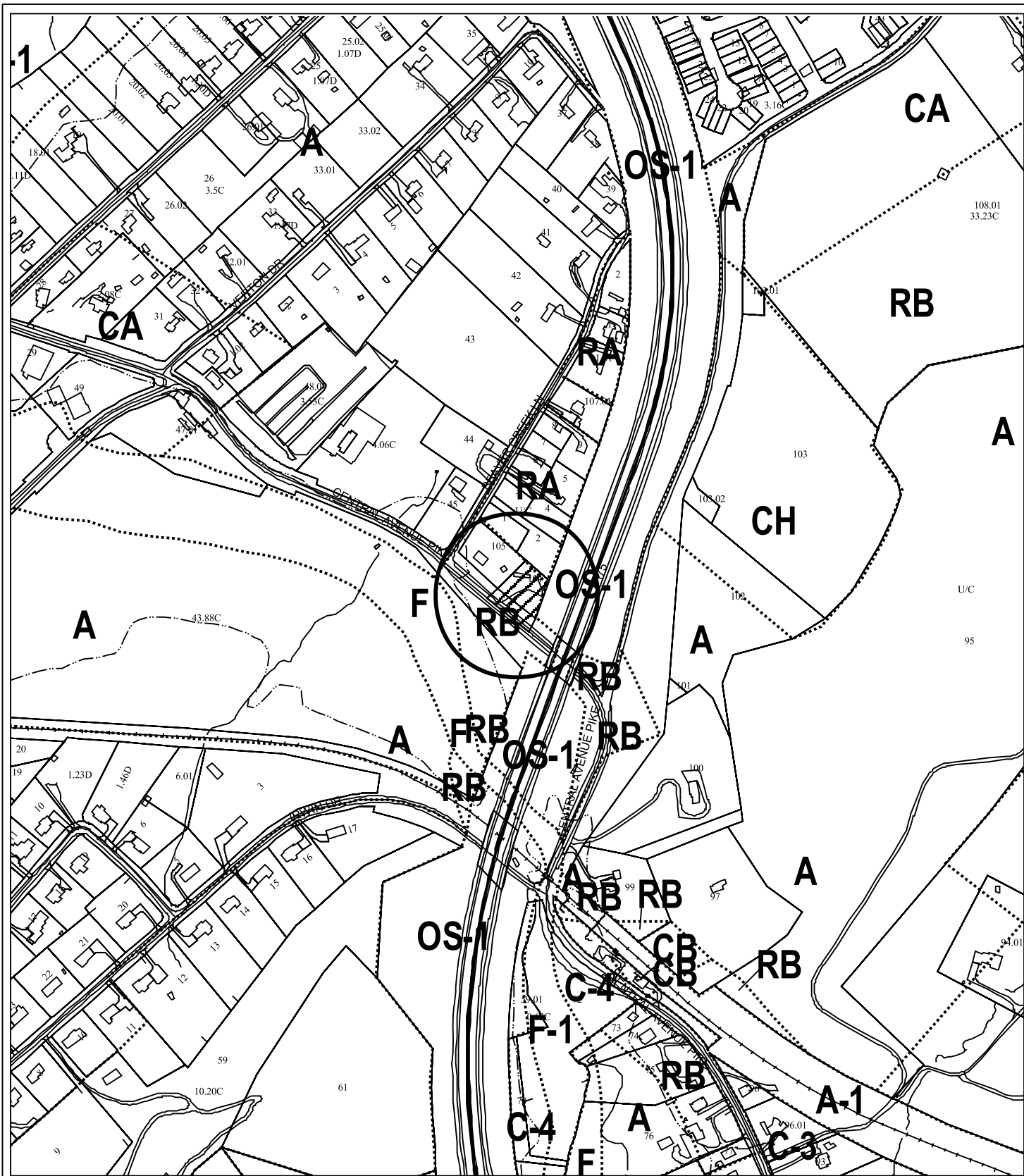
Map No: 57

Jurisdiction: County

From: LDR (Low Density Residential)  
To: C (Commercial)

Original Print Date: 07/21/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**8-E-08-RZ  
REZONING**

Petitioner: Properties Diversified, Inc.

Map No: 57

Jurisdiction: County



From: RB (General Residential)  
To: CB (Business and Manufacturing)

Original Print Date: 07/17/08    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



8-E-08-RZ\_8-B-08-SP\_WD-9-8-11

PROPERTIES DIVERSIFIED, INC  
P O Box 238  
Powell, Tennessee 37849

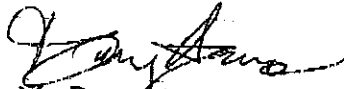


Metropolitan Planning Commission  
Suite 403  
400 Main Street  
Knoxville, Tennessee 37902

To Whom It May Concern:

Re: Files 8-B-08-SP  
8-E-08-RZ

Please withdraw my request to Plan Amendment & Rezoning for files 8-B-08-SP and 8-E-08-RZ.

  
Mr. Danny Amanns  
Properties Diversified, Inc