

**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, North: Residences / LDR / RA (Low Density Residential)

PLAN DESIGNATION, South: Central Avenue Pike - Vacant land / LDR / RB (General Residential)

ZONING 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.

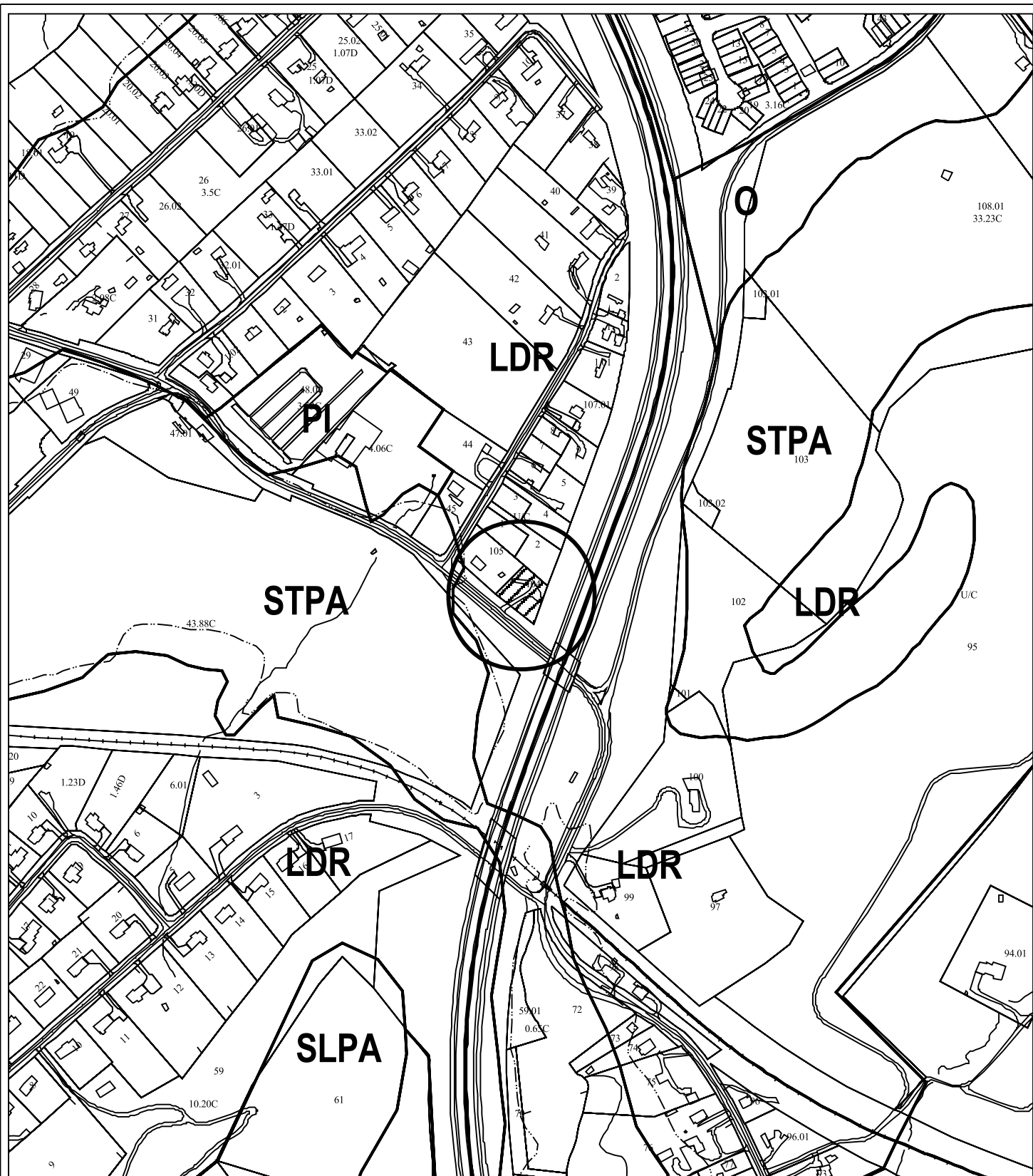
COMMENTS:

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**



From: LDR (Low Density Residential)

To: C (Commercial)

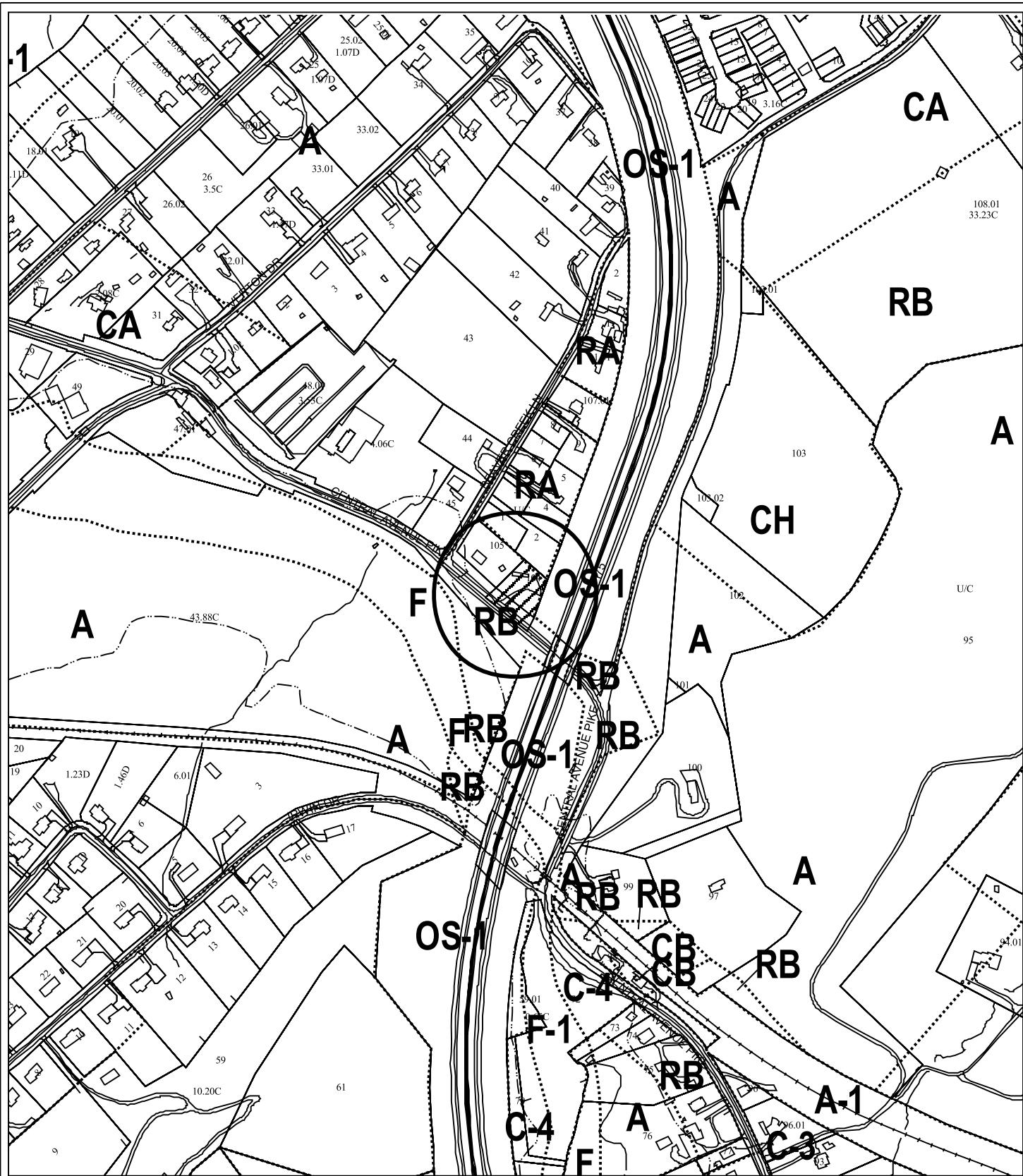
Original Print Date: 07/21/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Properties Diversified, Inc.

Map No: 57

Jurisdiction: County





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



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

Petitioner: Properties Diversified, Inc.

Map No: 57

Jurisdiction: County

0 500'



8-E-08-RZ-8-B-08-SP-WD-9-8-11

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

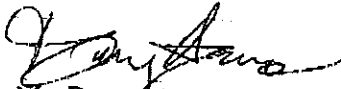


Metropolitan Planning Commission
Suite 403
400 Main Street
Knoxville, Tennessee 37902

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