CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 1-C-04-RZ Related File Number:

Application Filed: 12/2/2003 Date of Revision:

Applicant: CITY OF KNOXVILLE

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: North side Asheville Hwy., south side N. Ruggles Ferry Pike, southwest of Boundary Ln.

Other Parcel Info.: (18-8-03.AX)

Tax ID Number: 61 N B 6,6.01,8,9,13,14,15 72BA1 OTHER: 5,6,11,13,14,1 **Jurisdiction:** City

Size of Tract: 30.95 acres

Access ibility: Access is via Asheville Hwy, a four lane major arterial street within 100' of right of way, or via N.

Ruggles Ferry Pike, a two lane major collector street within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses and dwellings

Surrounding Land Use:

Proposed Use: Businesses and dwellings Density:

Sector Plan: East County Sector Plan Designation: Mixed Use

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

Neighborhood Context: This area has been developed with businesses, dwellings and a few churches, under A, RA, CA and

OB zoning.

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: CA (General Business), RA (Low Density Residential), A (Agricultural) and OB (Office, Medical, and

Related Services)

Requested Zoning: C-3 (General Commercial), C-4 (Highway and Arterial Commercial), R-1 (Single Family Residential) and

O-1 (Office, Medical & Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): APPROVE C-4 (Highway & Arterial Commercial), R-1 (Single Family Residential) and O-1 (Office,

Medical & Related Services) zoning, consistent with the former County zoning of the properties.

Staff Recomm. (Full): These recommended City zoning districts are comparable to the former County zoning districts of the

annexed properties.

Comments: The recommended City zones are included in the list of comparable City/County zones and will allow

the existing uses of the properties to continue in the City. The East County Sector Plan proposes mixed

uses for these parcels.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway & Arterial Commercial), R-1 (Single Family Residential) and O-1 (Office,

Medical & Related Services)

Date of MPC Approval: 1/8/2004 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: 2/3/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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