

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-E-06-PA                      **Related File Number:** 1-I-06-RZ  
**Application Filed:** 11/30/2005                      **Date of Revision:**  
**Applicant:** TOYOTA OF KNOXVILLE, INC.  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** South side Parkside Dr., east side Wakefield Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 K A 028, 02801                      **Jurisdiction:** City  
**Size of Tract:** 15.27 acres  
**Accessibility:** Access is via Parkside Dr., a minor arterial street with 4 lanes and a center median within 100' of right of way. There is also potential access to Wakefield Rd., a local street with 15' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Automobile dealership                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Commercial and Stream Protection  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The majority of the properties fronting on Parkside Dr. are developed with commercial uses under C-3, C-4 and C-6 zoning. To the north is I-40/75 right of way and to the south are residential uses, zoned A, PR and RA.

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

**Street:** 324 Wakefield Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC from the north and west  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

