

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-F-06-PA **Related File Number:** 1-N-06-RZ
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: KENNETH & EULA L. FLYNN
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northeast side Pine Grove Rd., northwest of Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 84 039 **Jurisdiction:** City
Size of Tract: 4.5 acres
Accessibility: Access is via Pine Grove Rd., a local street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail/office **Density:**
Sector Plan: East County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial and industrial uses to the northeast along Strawberry Plains Pike toward I-40. Residential uses are located to the south and west of the site, zoned A and PR.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of GC plan designation from the south and west and C-3 zoning from the west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)
Requested Plan Category: GC (General Commercial)

