CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-H-02-PA Related File Number: 1-O-02-RZ

Application Filed: 12/11/2001 Date of Revision:

Applicant: GRAHAM DEVELOPMENT CORP

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Merchant Dr., east side Fredonia Rd.

Other Parcel Info.:

Tax ID Number: 68 N A 19,20,25,25.01 Jurisdiction: City

Size of Tract: 15.2 acres

Access ibility: Access is via Fredonia Rd., a local street with a 19' pavement within a 40' right-of-way and Merchant

Dr., a major arterial street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant land

Surrounding Land Use:

Proposed Use: Extend existing zone to include with adjoining development. Density:

Sector Plan: Northwest City Sector Plan Designation:

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

Neighborhood Context: This site is at the eastern edge of single family housing zoned R-1 and adjacent to a shopping center

zoned C-4.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park) & R-1(Single-Family Residential)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial) and O-1 (Office, Medical and Related Services)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was denied GC One Year Plan amendment in 1992 (7-G-92-PA)

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use)(R-1/O-3)

Requested Plan Category: GC (General Commercial)

1/31/2007 12:17 PM Page 1 of 2

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) plan designation limited to C-6 zoning, and O (Office) plan

designation for this property

Staff Recomm. (Full): The applicant is proposing to expand his commercial development to the west and buffer the

commercial expansion from the residential uses to the west with office uses along Fredonia Rd. The

sector plan proposes low density residential and office uses for this area.

Comments: The majority of this block is already zoned and developed with commercial uses. The extension of the

commercial uses to a portion of this property with office uses along Fredonia Rd. is not a significant change in the land use pattern for this area and should not adversely impact this neighborhood

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial), limited to C-6 zoning, and O (Office)

Date of MPC Approval: 2/14/2002 Date of Denial: Postponements: 1/10/02

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/16/2002 Date of Legislative Action, Second Reading: 4/30/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Postponed 3/19/02

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:17 PM Page 2 of 2