

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:

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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F A X • 215 • 2068
www.knoxmpc.org

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
Accessibility: 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)

