

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 10-A-07-PA **Related File Number:** 10-B-07-RZ
Application Filed: 8/3/2007 **Date of Revision:**
Applicant: FURROW REALTY FUND, L.P.

PROPERTY INFORMATION

General Location: South side I-40, northwest of Strawberry Plains Pike, east of Union School Rd.
Other Parcel Info.:
Tax ID Number: 72 152.01 **Jurisdiction:** City
Size of Tract: 1.77 acres
Accessibility: Access is through private property from Strawberry Plains Pike, a major arterial street with 4 lanes and a center median within 250' of right of way. The property also fronts on Interstate 40.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail, office, manufacturing **Density:**
Sector Plan: East County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area around the I-40/Strawberry Plains Pike interchange is developed with primarily commercial uses under CA, CB, C-3, C-4 and C-6 zoning. To the west of the site along Union School Rd. are residential uses, zoned A.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of commercial sector plan designation from the east
History of Zoning: MPC recommended a sector plan amendment to commercial and rezoning to CB on adjacent property to the east at the 9/13/07 meeting (9-E-07-SP/9-H-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

