

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-C-04-PA **Related File Number:** 10-G-04-RZ
Application Filed: 9/10/2004 **Date of Revision:**
Applicant: TRACY THOMPSON
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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side B Dr., northeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 121 G C 023 **Jurisdiction:** City
Size of Tract: 39400 square feet
Accessibility: Access is via B Dr., a local street with 17-18' of pavement width within 18-30' of right of way. B Dr. is a dead end street with access to S. Northshore Dr., a major arterial street with 4 lanes and a center turn lane within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Construction of a branch banking facility with a 4,000 sq. ft. footprint. **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR and Stream Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with commercial uses to the north and west, along S. Northshore Dr., under C-3, C-4 and C-6 zoning. Residential and office uses, and churches are located to the south, under R-1, R-2, O-1, O-2 and O-3 zoning.

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) and F-1 (Floodway)
Former Zoning:
Requested Zoning: C-3 (General Commercial) and F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

