

# 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-C-17-PA                      **Related File Number:** 10-D-17-RZ  
**Application Filed:** 8/10/2017                      **Date of Revision:**  
**Applicant:** TIM DWYER LEESMAN ENGINEERING

## PROPERTY INFORMATION

**General Location:** South side S. Northshore Dr., north side Osprey Point Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 L A 012, 154-10101                      **Jurisdiction:** City  
**Size of Tract:** 1.76 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Tire Discounters automobile service business                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.

## 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-6 (General Commercial Park)  
**Previous Requests:** 7-J-12-RZ/7-F-12-PA/7-F-12-SP  
**Extension of Zone:** No  
**History of Zoning:** Property was rezoned O-1 and redesignated for office uses in 2012 (7-J-12-RZ/7-F-12-PA)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)



**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**