

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-E-05-PA                      **Related File Number:** 10-P-05-RZ  
**Application Filed:** 8/29/2005                      **Date of Revision:**  
**Applicant:** BLUE RIDGE DEVELOPMENT  
**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

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### PROPERTY INFORMATION

**General Location:** Northeast side N. Weisgarber Rd., southwest side N. Northshore Dr., north of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 107 P C 016-028                      **Jurisdiction:** City  
**Size of Tract:**  
**Accessibility:** Access is via N. Northshore Rd., a 5 lane major arterial street and Weisgarber Rd., a minor collector street with 22' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail, office and motel use                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This subdivided site was developed under R-1 zoning, as were other residential properties along this section of N. Northshore Dr. Retail commercial uses have developed to the south along N. Northshore Dr. and Kingston Pike under C-3 and C-4 zoning. Office development is found along Weisgarber Rd., within O-1, C-3 and C-4 zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was denied GC and C-6 zoning in 2000. (7-G-00-PA/7-Q-00-RZ)

### PLAN INFORMATION (where applicable)



**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**