

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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-M-02-UR                      **Related File Number:**  
**Application Filed:** 9/9/2002                      **Date of Revision:**  
**Applicant:** GEORGE A. EWART  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Horseshoe Bend Ln., northwest of Morgan Elizabeth Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 222.05                      **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Horseshoe Bend Ln., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office/warehouse building                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Technology Park and Stream Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in a nonresidential subdivision (completed in 1999) having direct access to Pellissippi Parkway that has remained undeveloped except for a church.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay) and F (Floodway) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

