CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 10-O-01-RZ Related File Number:

Application Filed: 9/24/2001 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Asheville Hwy. northeast side Boundary Ln.

Other Parcel Info.:

Tax ID Number: 72 195 Jurisdiction: City

Size of Tract: 2.68 acres

Access is via Asheville Hwy., a median divided 4 lane major arterial facility.

GENERAL LAND USE INFORMATION

Existing Land Use: Business

Surrounding Land Use:

Proposed Use: Business Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is part of the commercial corridor that extends along this section of Asheville Hwy., which has

developed within CA and C-3 zones.

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

Street: 7204 Asheville Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CA (General Business) and A (Agricultural)

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:44 AM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: kp

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): This site was zoned CA with only the southern 100' zoned Agricultural prior to annexation. The existing

commercial building is situated within both CA and A zoning, creating an illegal, or nonconforming structure. Zoning the entire site C-3 will correct this situation. The sector plan proposes a Planned

Highway Coridor in this area with no extension of strip commercial beyond these areas.

Comments: The deepening of this commercial zoning to include the entire parcel will not extend the strip

commercial pattern, but will allow the present commercial use to be legal within the city.

MPC Action: Approved MPC Meeting Date: 10/11/2001

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 10/11/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/13/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 11:44 AM Page 2 of 2