

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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:** 11-A-08-RZ                      **Related File Number:**  
**Application Filed:** 9/8/2008                      **Date of Revision:**  
**Applicant:** RENEE WHEELER

### PROPERTY INFORMATION

**General Location:** West side N. Broadway, south of Bluff Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 L E 008                      **Jurisdiction:** City  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via N. Broadway, a five lane, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Retail business  
**Surrounding Land Use:**  
**Proposed Use:** Retail auto sales lot                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This developed site is part of the strip commercial development pattern that occurs along this section of N. Broadway within C-3, C-4 , C-6 and SC-2 zones.

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

**Street:** 1717 N Broadway  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** 4-K-02-RZ  
**Extension of Zone:** No  
**History of Zoning:** Property was denied C-4 zoning in 2002. (4-K-02-RZ)

### PLAN INFORMATION (where applicable)

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



**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:** 1/27/2009

**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:**