

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 11-E-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: JAN M. COLE
Owner:

PROPERTY INFORMATION

General Location: North side Merchant Dr., west of Wilkerson Rd.
Other Parcel Info.:
Tax ID Number: 80 H C PART OF 32 (MAP ON FILE) **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via Merchant Dr., a major arterial street with 50' of right of way and 28-30' of pavement width. Secondary access could be gained via Debonair Dr., a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: One house
Surrounding Land Use:
Proposed Use: Professional or business office **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed mainly with residential uses on the north side of Merchant Dr. and a mix of commercial and office uses, as well as a church on the south side.

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

Street: 2619 Merchant Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: One year plan amendment was approved by MPC for this site on October 10, 2002 (10-F-02-PA).
Extension of Zone: Yes. Extension of O-1 from the southeast across Merchant Dr.
History of Zoning: MPC approved a One Year Plan amendment from LDR to O for this portion of Parcel 32 at the October 10, 2002 meeting. (10-F-02-PA) City Council will consider it on first hearing November 12, 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

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: