

# 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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Knoxville, Tennessee 37902  
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**File Number:** 12-D-01-RZ                      **Related File Number:** 12-A-01-SP  
**Application Filed:** 11/13/2001                      **Date of Revision:**  
**Applicant:** FRED LEONARD AND WILLIAM S. BURLESON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side of S. Northshore Dr., southwest side of Choto Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 65 (PORTION ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Convenience store                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted. Some surrounding properties have been rezoned to PR.  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

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

**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: MAB

Staff Recomm. (Abbr.): DENY CA (General Business) zoning.

Staff Recomm. (Full): CA zoning should be denied based on the recommendation to deny the sector plan amendment.

Comments: There are no other commercially zoned properties or commercial land uses in the area. CA zoning allows too wide a variety of commercial uses, such as automobile repair shops, dry cleaning and various retail establishments, which would have a negative impact on surrounding residential properties. CA does not require a sufficient buffer between the commercial use and adjacent residential uses. PC zoning could restrict the use of the property, but the site is too small for that zoning.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 12/13/01,1/10/02

Date of Withdrawal: 2/10/2002 Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: