

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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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www.knoxmpc.org

File Number: 2-B-01-RZ **Related File Number:**
Application Filed: 1/9/2001 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side E. Emory Rd., east side Conner Rd.
Other Parcel Info.:
Tax ID Number: 47 O B 4 **Jurisdiction:** City
Size of Tract: 1.38 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 3 lanes and 70 ft. of right-of-way, or Conner Rd., a minor collector street with 25 ft. of pavement and 70 ft. of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Fast food restaurant.
Surrounding Land Use:
Proposed Use: Same. **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (inside City limits)
Neighborhood Context: This area east of I-75 along E. Emory Rd. has been developed with commercial uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business)
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted. Other properties on Conner Rd., have been rezoned to C-3 after annexation.
Extension of Zone: Yes.
History of Zoning: None noted on this property. Other properties on Conner Rd. have been rezoned to C-3 after annexation.

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.):

APPROVE C-3 (General Commercial).

Staff Recomm. (Full):

C-3 is comparable to the previous county zoning and is consistent with the surrounding land use and zoning pattern.

Comments:

The North County Sector Plan designates this property for commercial uses.

MPC Action:

Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

2/8/2001

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Withdrawn prior to publication?: Action Appealed?: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:

3/6/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: