

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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www.knoxmpc.org

File Number: 3-B-02-RZ **Related File Number:**
Application Filed: 1/23/2002 **Date of Revision:**
Applicant: GORDON N. NEWMAN
Owner:

PROPERTY INFORMATION

General Location: South side of Asheville Hwy., west of Brakebill Rd.
Other Parcel Info.:
Tax ID Number: 61 85 OTHER: 72 206 **Jurisdiction:** County
Size of Tract: 3.06 acres
Accessibility: Access is via Asheville Hwy., a four-lane, median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Unoccupied building.
Surrounding Land Use:
Proposed Use: Any use permitted in the CA zone. **Density:**
Sector Plan: East County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is part of a mixed use area found along this section of Asheville Hwy., that includes residences and businesses within A, OB, CA, C-6 and CB zones.

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:
Extension of Zone: No
History of Zoning: Property was denied CA zoning in October 2000. (10-G-00-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE CA (General Business) zoning

Staff Recomm. (Full):

CA zoning is consistent with surrounding commercial zoning and development. Since the last consideration for CA zoning of this site, the sector plan has been revised to include this property in the commercial node around the Asheville Hwy./ Brakebill Rd. intersection.

Comments:

Asheville Hwy has capacity to accommodate projected additional traffic generated by commercial development proposed by the sector plan, which includes this site.

MPC Action:

Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

3/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

4/22/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: