

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-D-02-UR                      **Related File Number:**  
**Application Filed:** 2/14/2002              **Date of Revision:**  
**Applicant:** RAYMOND HOWARD WALKER  
**Owner:**

## **PROPERTY INFORMATION**

**General Location:** Northwest side of Unity Dr., southwest of Grove Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 B C 10                      **Jurisdiction:** City  
**Size of Tract:** 0.35 acres  
**Accessibility:** Access is via Unity Dr., a local street with 40' of right of way and 20' of pavement width.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family house.  
**Surrounding Land Use:**  
**Proposed Use:** Billing and phone office for Lowe Lawn and Pest.                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with single family residential uses under R-1 zoning.

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

**Street:** 2305 Unity Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## **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 the request for a billing and phone office for Lowe Lawn and Pest at this location.

Staff Recomm. (Full):

Comments:

MPC Action:                                      Denied (Withdrawn)                                      MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:                                      Date of Denial:                                      Postponements:

Date of Withdrawal:                      2/22/2002                      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: