

# 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:** 3-J-01-RZ                      **Related File Number:**  
**Application Filed:** 2/6/2001              **Date of Revision:**  
**Applicant:** WEST HAVEN MINISTRIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Everett Rd., east of Watt Rd., north side I-40/75  
**Other Parcel Info.:**  
**Tax ID Number:** 141 58                      **Jurisdiction:** County  
**Size of Tract:** 10.1 acres  
**Accessibility:** Access is via Everett Rd., a minor arterial street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Business uses                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a rural area around the Watt Rd/ I-40/75 interchange that has developing with highway oriented commercial uses under CA and CB zoning.

### 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:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Non noted for this site, but the adjacent CB zoning was approved in 2000. (3-M-00-RZ)

### PLAN INFORMATION (where applicable)

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

