# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-AA-04-RZ Related File Number: 3-B-04-SP

**Application Filed:** 3/15/2004 **Date of Revision:** 

Applicant: WALLACE R. FLYNN

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

General Location: Northwest side Yarnell Rd., southwest of Pine Creek Rd.

Other Parcel Info.:

Tax ID Number: 129 PART OF 167 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 1 acre

Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair business

**Surrounding Land Use:** 

Proposed Use: Auto repair business Density:

Sector Plan: Northwest County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: 12333 Yarnell Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

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

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CR (Rural Commercial) and a permitted use determination

Previous Requests: Sector plan amendment from A/RR to C was postponed by MPC on March 11, 2004 (3-B-04-SP).

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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.): DENY CR (Rural Commercial)

Staff Recomm. (Full): CR zoning would be out of character with surrounding rural residential use.

Comments:

MPC Action: Approved MPC Meeting Date: 4/8/2004

**Details of MPC action:** Approved CR Rural Commercial subject to 4 conditions with a permitted use determination

Summary of MPC action: APPROVE CR (Rural Commercial) subject to 4 conditions with a permitted use determination

Date of MPC Approval: 4/8/2004 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Date of Withdrawal: Withdrawn prior to publication?: 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: 5/24/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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