

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: 4-B-02-RZ **Related File Number:**
Application Filed: 3/4/2002 **Date of Revision:**
Applicant: KELLY R. COLEMAN LAWSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side Farris Dr., southwest of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 80 C F 21 **Jurisdiction:** City
Size of Tract: 0.45 acre
Accessibility: Access is via Farris Dr, a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Any use permitted by C-3 zoning **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is a single-family residence surrounded by commercial development under the C-4 and C-3 zones, with an office to the south under O-1 zoning.

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

Street: 1003 Farris Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Note 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:

Bonnie Curtiss

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

The site is surrounded by commercial zoning on three sides, with C-3 zoning already in place to the west. The One Year Plan classifies this area for General Commercial use.

Comments:

C-3 zoning would be compatible with the surrounding non-residential zoning and land uses found on the south side of Clinton Hwy. The O-1 zone adjacent this site will provide a buffer between any commercial use of this property and the single-family residential development to the south.

MPC Action:

Approved

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

4/11/2002

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:

5/14/2002

Date of Legislative Action, Second Reading: 5/28/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: