

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 4-C-16-PA

Related File Number: 4-E-16-RZ

Application Filed: 2/10/2016

Date of Revision:

Applicant: FENTON NISSAN

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of Tillery Rd.

Other Parcel Info.:

Tax ID Number: 80 D B 013

Jurisdiction: City

Size of Tract: 1.2 acres

Accessibility: Access to the adjacent business is from Clinton Hwy., a 4-lane, median divided, major arterial street within 150' of right-of-way. Access could also be gained from Tillery Rd., a minor collector street with 19' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Automobile parking

Density:

Sector Plan: Northwest City **Sector Plan Designation:** GC

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Properties along this section Clinton Hwy. are developed with commercial uses under C-3 and C-4 zoning. To the south, behind the commercial uses, are low to medium density residential uses, under R-1 and R-1A zoning.

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

Street: 4515 Clinton Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC plan designation and C-4 zoning from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: