

# 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

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-E-11-RZ  
**Application Filed:** 2/25/2011  
**Applicant:** J.T. CHAPMAN

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** South side Asheville Hwy., east of S. Molly Bright Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 62 PORTION OF 245 OTHER: PART ZONED A **Jurisdiction:** County  
**Size of Tract:** 0.79 acres  
**Accessibility:** Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 185-195' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Auto, equipment sales **Density:**  
**Sector Plan:** East County **Sector Plan Designation:** PDA and LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with commercial uses fronting on Asheville Hwy., under CA and CB zoning. The areas to the rear of the commercial uses are developed with residential uses, under A, RA and PR zoning.

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

**Street:** 8420 Asheville Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of CA from the north and east  
**History of Zoning:** None noted for this site, The adjacent property to the east was rezoned CA in 1986 (7-B-86-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**