

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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File Number: 4-I-16-RZ **Related File Number:**
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: UNIQUE BY NATURE

PROPERTY INFORMATION

General Location: Northwest side Walker Springs Rd., west of N. Gallaher View Rd.
Other Parcel Info.:
Tax ID Number: 119 E C PART OF 022 **OTHER:** WEST OF WALKER SPRI **Jurisdiction:** County
Size of Tract: 5.5 acres
Accessibility: Access is via Walker Springs Rd., a minor arterial street with 4 lanes and a center turn lane having 56' of pavement width within 120' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Open air walking trail with vendors displaying and selling home improvement services and materials (landscaping, trees, flowers, mulch, hardscapes) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** STPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located to the north of Walmart and Sam's Club in a large vacant area, mostly zoned CA. A good portion of this area is within the 100 year floodplain of Ten Mile Creek. Residential uses are located to the north and west of the Ten Mile Creek.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) and F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) and F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes, extension of CA from the south and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Summary of Action: Recommend the Knox County Commission approve CA (General Business) and F (Floodway) zoning, as requested.

Date of Approval: 4/14/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: