

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-J-02-RZ **Related File Number:** 4-D-02-SP
Application Filed: 3/13/2002 **Date of Revision:**
Applicant: JOHNNIE CONNER
Owner:

PROPERTY INFORMATION

General Location: South side Oak Ridge Hwy., southwest of Weaver Rd.
Other Parcel Info.:
Tax ID Number: 78 PART OF 136.08 **Jurisdiction:** County
Size of Tract: 22 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 36' of pavement within a 100' right-of-way in this area

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial shops **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant sloping site is part of the rural residential area found along this section of Oak Ridge Hwy. within A, PR, OB and CB zones.

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

Street:
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: No
History of Zoning: None 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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning of this 22 acre tract is contrary to the established rural land use pattern on the northwest side of the ridge. The sector plan proposes slope protection for much of this site.

Comments:

MPC Action:

Approved as Modified

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business) for 4.6 acres, per applicant's revised request (map marked Exhibit A)

Date of MPC Approval:

5/9/2002

Date of Denial:

Postponements: 4/11/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

6/24/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve with boundary extended to east to adjacent commercial

Date of Legislative Appeal:

Effective Date of Ordinance: