

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-L-01-PA **Related File Number:** 4-S-01-RZ
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: JMP DEVELOPMENT CO.
Owner:

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
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PROPERTY INFORMATION

General Location: Southwest side N. Burns Rd., north of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 711E033 **Jurisdiction:** City
Size of Tract: 0.71 acres
Accessibility: Access is via N. Burns Rd., a local street with 20' of pavement and 35' of right of way. Asheville Highway, located 250' south of the site, is a major arterial street with 4 lanes, a center median with turn lanes and 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Retail sales. **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties fronting Asheville Highway have been developed with commercial uses, with residential uses to the rear.

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

Street: 207 N Burns Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted.
Extension of Zone: Yes. Extension of GC to the south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

