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:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side N. Burns Rd., north of Asheville Hwy.

Other Parcel Info.:

Tax ID Number: 71 | E 033 Jurisdiction: City

Size of Tract: 0.71 acres

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)

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Requested Plan Category: GC (General Commercial)

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: MAB

Staff Recomm. (Abbr.): APPROVE GC (General Commercial).

Staff Recomm. (Full): A GC plan designation would be a logical extension of the GC to the south and would be compatible

with the scale and intensity of surrounding uses and zoning.

Comments: The East City Sector Plan proposes low density residential uses for this property. Extending the GC on

the west side of N. Burns Rd. to include this property would bring it to the same depth from Asheville Hwy. as the GC east of N. Burns Rd. If this property were consolidated with the other two properties on this block, it would allow for a larger commercial site, increasing the chances that the site would be developed into a successful business. Currently, the two commercially zoned properties on this block

contain no active businesses.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 4/12/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/15/2001 Date of Legislative Action, Second Reading: 5/29/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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