

# 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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Knoxville, Tennessee 37902  
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**File Number:** 4-R-04-RZ

**Related File Number:** 4-F-04-SP

**Application Filed:** 3/8/2004

**Date of Revision:**

**Applicant:** DAVID BERRY

**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side of Mynatt Rd., east of Greenview Dr.

**Other Parcel Info.:**

**Tax ID Number:** 48 PART OF 053 OTHER: (MAP ON FILE.)

**Jurisdiction:** County

**Size of Tract:** 1 acre

**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:**

**Proposed Use:** Auto repair

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 2805 Mynatt Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** CA (General Business)

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

### 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 zoning based on the sector plan recommendation

Staff Recomm. (Full): CA zoning is out of character with surrounding residential uses and zoning. The commercial use of this building would be disruptive to the established residential development with commercial noise, lighting, and hours of operation. The commercial building on the site was placed there illegally and has been cited by the Knox County Codes and Enforcement Department.

Comments:

MPC Action: Denied

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: DENY CA (General Business)

Date of MPC Approval:

Date of Denial: 4/8/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?: 4/15/2004**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 5/24/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

denial stands

Date of Legislative Appeal:

Effective Date of Ordinance: