

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-A-06-OB
Application Filed: 4/17/2006
Applicant: JERRY GREEN
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Use Determination: Used car lot in the C-4 (Highway & Arterial Commercial) and F-1 (Floodway) districts

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

used car sales are proposed. Currently, one of the two subject lots does not include these facilities. In order for this lot to be used for used car sales, the lot would have to be combined with the second lot with the intent of using the existing building for offices and restrooms. Otherwise, a building permit could not be issued for the vacant lot, since it is located in the F-1 zone.

The most appropriate action for Mr. Green to take at this point is to seek rezoning of the subject property to allow the proposed used car sales after obtaining approval from the current owner(s) to proceed. This might involve an examination of the floodway along Fourth Creek to determine if all, or part of the F-1 properties, should be rezoned to another classification. The applicant's current request is not appropriate, given the requirements of the Knoxville Zoning Ordinance.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: Approve Auto Sales as an accessory use of the existing transmission business

Date of MPC Approval: 5/11/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: MPC

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: