

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: 5-Q-03-RZ **Related File Number:**
Application Filed: 4/23/2003 **Date of Revision:**
Applicant: JAMES K. MAYFIELD
Owner:

PROPERTY INFORMATION

General Location: Southwest of Primus Rd., north of Murray Dr.
Other Parcel Info.:
Tax ID Number: 68 085 OTHER: (PORTION ZONED AGRICULTURAL) (**Jurisdiction:** County
Size of Tract: 0.36 acres
Accessibility: Access is via Primus Rd., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial building for mailing service business. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located at the edge of a predominantly residential area and is currently developed with a billboard and cell tower. Several commercial properties are located northwest of the site along I-75, developed with various businesses and billboards.

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

Street: 6175 Primus Rd.
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: Part of parcel rezoned to CA in 1996. Request denied in 1999 to rezone remaining part from A to CA.
Extension of Zone: Yes
History of Zoning: Part of site was zoned CA in 1996. Request to rezone remainder of parcel from A to CA was denied in 1999.

PLAN INFORMATION (where applicable)

Current Plan Category:

Date of Legislative Appeal:

Effective Date of Ordinance: