# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-T-06-RZ Related File Number: 5-I-06-SP

Application Filed: 4/13/2006 Date of Revision:

Applicant: RN, LLC

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: Southeast side Old Maynardville Pike and Maynardville Pike

Other Parcel Info.:

Tax ID Number: 29 018, 019 Jurisdiction: City & County

Size of Tract: 12 acres

Accessibility:

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Retail shopping center Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 7642 old Maynardville Pike

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:** None noted for this site, but other property in the area has been rezoned PC and CA in recent years.

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 01:17 PM Page 1 of 2

# 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.): APPROVE PC (Planned Commercial) zoning. Applicant requested CA zoning

Staff Recomm. (Full): This 12 acre site is large enough to warrant development under a planned commercial zone, where

community residents have an opportunity to participate in the site plan approval process and see such

things as building location, landscaping, curb cuts, and signage prior to construction. The

recommended zoning is consistent with the planned commercial zoning located to the northeast.

Comments:

MPC Action: Approved MPC Meeting Date: 5/11/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE PC (Planned Commercial)

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Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: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

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Approved CA General Business

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:17 PM Page 2 of 2