

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 7-B-14-PA

Related File Number: 7-C-14-RZ

Application Filed: 5/27/2014

Date of Revision:

Applicant: CARL H. LANSDEN

PROPERTY INFORMATION

General Location: Northwest side Asheville Hwy., west side Nokomis Rd.

Other Parcel Info.:

Tax ID Number: 71 J F 028

Jurisdiction: City

Size of Tract: 1.5 acres

Accessibility: Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 110' of right-of-way, or Nokomis Rd., a local street with 15' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Any use permitted in C-3 zoning

Density:

Sector Plan: East City **Sector Plan Designation:** LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is part of the Chilhowee Hills neighborhood, developed with low density residential uses and zoned R-1. There are some commercial uses to the southeast and east, near the Asheville Hwy. / I-40 interchange, zoned C-1 and C-3.

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

Street: 5315 Asheville Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: 4-A-05-RZ/4-A-05-PA

Extension of Zone: No

History of Zoning: In 2005, there were requests for an office plan designation and O-1 zoning (4-A-05-PA/4-A-05-RZ), but the requests were withdrawn prior to MPC and City Council consideration.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Date of Legislative Appeal:

Effective Date of Ordinance: