

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-04-PA **Related File Number:** 7-D-04-RZ
Application Filed: 6/9/2004 **Date of Revision:**
Applicant: FURROW FAMILY PARTNERSHIP, LLC
Owner:

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
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PROPERTY INFORMATION

General Location: North side I-40/75, south side Lexington Dr., and west side Simmons Rd.
Other Parcel Info.:
Tax ID Number: 131 G A 001, 131-066,6628 **Jurisdiction:** City
Size of Tract: 21 acres
Accessibility: Access is via Lexington Dr., a local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Any use permitted in I-3 zoning **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a light industrial development that has occurred under CB zoning in the county. Portions of the area have been annexed into the city over the last several years and have been to rezoned C-4 and I-3.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)/TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning: I-3 (General Industrial)/TO-1 (Technology Overlay)
Previous Requests: Property was zoned C-4 following annexation into the City of Knoxville
Extension of Zone: Yes
History of Zoning: Property was zoned C-4 following annexation in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)/TO (Technology Overlay)

Date of Legislative Appeal:

Effective Date of Ordinance: