

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: 7-F-02-RZ **Related File Number:**
Application Filed: 6/10/2002 **Date of Revision:**
Applicant: STEVE A. BOLES, TRUSTEE
Owner:

PROPERTY INFORMATION

General Location: Southwest side Merchant Center Blvd., northwest of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 K C 2.10 (PORTION ZONED O-3) **Jurisdiction:** City
Size of Tract: 1.39 acres
Accessibility: Access is via Merchant Center Blvd., a local street consisting of 2 lanes (16' of pavement width each) and a center median within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, wooded land
Surrounding Land Use:
Proposed Use: Parking for adjacent business **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties along Merchant Center Blvd. have been developed with motels, restaurants, a fitness club and an office development under C-3 and O-3 zoning. The Interstate 75 right of way is located to the east and single family residential development (zoned R-1) to the west.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Property was zoned O-3 in 1970's.
Extension of Zone: Yes, extension of C-3 from the southeast.
History of Zoning: MPC denied C-3 zoning in 1994 (3-K-94-RZ) and denied O-1 zoning in 1996 (5-F-96-RZ) for the subject property.

PLAN INFORMATION (where applicable)

Current Plan Category:

