

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-A-06-RZ                      **Related File Number:**  
**Application Filed:** 6/8/2006              **Date of Revision:**  
**Applicant:** NEAL ALLEN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Rutledge Pike, northeast of Woods Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 60 131.09 (PART ZONED CA)                      **Jurisdiction:** County  
**Size of Tract:** 2.4 acres  
**Accessibility:** Access is via Rutledge Pike, a major arterial street with 4 lanes and a center median within 300' of right of way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial business                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with primarily residential uses under A and RB zoning. There is a substantial amount of acreage in the area zoned I, CB and PC. A used car lot is to the north, zoned CA and a trucking business is to the west, zoned CB.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** Part of property was zoned CB in 2000.  
**Extension of Zone:** Yes, extension of CB from the east and west  
**History of Zoning:** Property to the west at Woods Creek Rd. was rezoned CB in December 2005.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**