

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 8-P-03-UR **Related File Number:**
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: ROCKY TOP MARKETS
Owner:

PROPERTY INFORMATION

General Location: Northeast side Castaic Ln., southeast side Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 119.01 **Jurisdiction:** County
Size of Tract: 1.89 acres
Accessibility: Access is via Castaic Ln., a local street with 70' of right of way and 30' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Convenience store, restaurant, gas station
Surrounding Land Use:
Proposed Use: Car wash addition **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with a commercial business, utilities and Pellissippi State College.

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

Street: 2064 Castaic Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay and PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

5. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA), including a waiver for a reduction of the TTCDA rear yard building setback from 26 feet to 16 feet.

Summary of MPC action: APPROVE the car wash addition in the PC/TO zoning district, subject to 5 conditions.

Date of MPC Approval: 8/14/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: