# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 9-B-01-RZ Related File Number:

Application Filed: 8/13/2001 Date of Revision:

**Applicant:** DAVID G. BROWN- B & B PROPERTIES

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

**General Location:** North of Kingston Pike, east of N. Peters Rd.

Other Parcel Info.:

Tax ID Number: 119 42.03 Jurisdiction: City

Size of Tract: 3.48 acres

Access is via a private access to Kingston Pike a five lane, major arterial street with a 100' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Rock and landscaping business

**Surrounding Land Use:** 

Proposed Use: Rock and landscaping business Density:

Sector Plan: Southwest County Sector Plan Designation:

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

Neighborhood Context: The site is part of commercial development that includes a car wash, restaurant, offices and a night club

developed under C-3, C-4, C-6, PC-2 and F-1 zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & F-1 (Floodway)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial) & F-1 (Floodway)

**Previous Requests:** Property was zoned C-3 when annexed into the City of Knoxville

Extension of Zone: Yes

**History of Zoning:** Property was zoned C-3 following annexation into the City of Knoxville

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 02:34 PM Page 1 of 2

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: kp

Staff Recomm. (Abbr.): APPROVE C-4 (Highway and Arterial) Commercial

Staff Recomm. (Full): C-4 zoning is consistent with other commercial zoning and uses found on surrounding properties and

will permit the present business to remain on this site. The sector plan proposes commercial use and

flood protection for this property.

**Comments:** The rock landscaping business is appropriate for this site because the business will not be damaged by,

or adversely impact, the periodic flooding that occurs on the site. Other nearby uses include an auto car wash and a driving range. The site has limited access from Kingston Pike, which is appropriate for

this business since it does not generate a lot of traffic.

MPC Action: Approved MPC Meeting Date: 9/13/2001

**Details of MPC action:** 

**Summary of MPC action:** APPROVE C-4 (Highway and Arterial Commercial) and F-1 (Floodway)

Date of MPC Approval: 9/13/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 10/16/2001 Date of Legislative Action, Second Reading: 10/30/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:34 PM Page 2 of 2