

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

**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:**

### 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  
**Accessibility:** 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:**

