

# 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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**File Number:** 9-D-01-RZ                      **Related File Number:**  
**Application Filed:** 7/25/2001              **Date of Revision:**  
**Applicant:** REX B. JONES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Asheville Hwy., west of Neals Landing Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 73    **Jurisdiction:** County  
**Size of Tract:** 1.5 acres  
**Accessibility:** Access is via Asheville Highway, a major arterial street having four lanes and a median within 165' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Gift shop / Restaurant    **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The north side of Asheville Hwy. in this section has been developed with residential uses under A and PR zoning. The south side of Asheville Hwy. across from this site, on the west side of Brakebill Rd., has been developed with a shopping center under C-6 zoning.

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

**Street:** 7511 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, if CA is approved on the parcel to the east, also being considered at this meeting (9-I-01-RZ). Also, C-6 zoning across Asheville Hwy.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

