CASE SUMMARY

APPLICATION TYPE: REZONING

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

Application Filed: 7/25/2001 Date of Revision:

Applicant: REX B. JONES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

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

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:

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Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical & Related Services). (Applicant requested CA.)

Staff Recomm. (Full): OB zoning is more appropriate for this site because of the slope leading to the existing house at the top

of the hill and because of the limited size of the more level portion of the site.

Comments: The East County Sector Plan proposes commercial use for this site with a parks and open space

designation on the rear portion along the streambed. OB zoning will allow for the existing house to remain in residential use or be converted for office use. There is no need for additional commercial zoning in this area. There is commercially zoned property to the east, adjacent to Neals Landing Rd., that is undeveloped. OB zoning provides the applicant with reasonable use of his property and significantly more potential uses than under the current Agricultural zoning. (See staff report for 9-1-01)

significantly more potential uses than under the current Agricultural zoning. (See staff report for 9-I-01-

RZ for related information.)

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

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical & Related Services)

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: County Commission

Date of Legislative Action: 10/22/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Denied

Date of Legislative Appeal: Effective Date of Ordinance:

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