

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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www.knoxmpc.org

File Number: 9-E-04-RZ **Related File Number:**
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: LEON THOMAS
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Magnolia Ave., southwest side Randolph St.
Other Parcel Info.:
Tax ID Number: 95 A M 005 **Jurisdiction:** City
Size of Tract: 0.32 acre
Accessibility: Access is via either E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within 100' of right of way, or Randolph St., a local street with 39' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Tire store (closed)
Surrounding Land Use:
Proposed Use: Combine with adjoining property for construction of wholesale lighting showroom and parking. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with commercial and light industrial businesses under I-2, C-3 and C-6 zoning.

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

Street: 600 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: MPC approved change from I-2 to C-6 for a tire store on 10/11/01 (10-C-01-RZ).
Extension of Zone: Yes, extension of I-2 zoning from the north, south and west.
History of Zoning: MPC approved a rezoning from I-2 to C-6 for this property on 10/11/01 (10-C-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

