# **CASE SUMMARY**

APPLICATION TYPE: REZONING

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

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

Applicant: KIRK TALLEY

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 Neal's Landing Rd.

Other Parcel Info.:

Tax ID Number: 61 71.01 Jurisdiction: County

Size of Tract: 1.11 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: Professional offices 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, adjacent to Brakebill Rd., has been

developed with a shopping center under C-6 zoning.

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

Street: 7513 Asheville Hwy

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & PR (Planned Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

**Extension of Zone:** Yes. Extension of CA from the east and C-6 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. OB permits the

applicant's proposed use, professional offices.

The East County Sector Plan proposes commercial use for this site. OB zoning will allow for the Comments:

existing house to remain in residential use or be converted for office use. It also would allow uses permitted within the RB residential zoning district, such as multi-family development. 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-D-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:

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

If "Other": If "Other":

**Amendments:** Amendments:

Denied

**Date of Legislative Appeal: Effective Date of Ordinance:** 

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