CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-K-02-RZ Related File Number:

Application Filed: 8/23/2002 Date of Revision:

Applicant: ABE TAYEH

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: South side Everett Rd., east of Watt Rd., north side I-40/75

Other Parcel Info.:

Tax ID Number: 141 64 Jurisdiction: County

Size of Tract: 6.4 acres

Accessibility: Access is via Everett Rd., a major collector with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Wholesale, retail and light industrial uses Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is surrounded by commercial development serving the Watt Rd./ I-40/75 interchange under CB

zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted for this site, but other property in the area has been zoned CB in recent years.

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property in the area has been zoned CB in recent years

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CB (Business and Manufacturing) zoning

Staff Recomm. (Full): CB zoning of this site is consistent with surrounding commercial zoning and development. The sector

plan proposes commercial use for this site.

Comments: A. Need and justification

1. CB zoning of this site will continue the trend of commercial development around this interstate

interchange.

2. CB zoning will permit development of this site that is similar to that found on adjoining properties.

B Effects of Proposal

1. This change of zoning would not adversely impact this surrounding traffic flow, which already

includes heavy commercial traffic.

2. CB zoning of this site will continue the established commercial development trend of this area.

C. Conformity with the General Plan

1. CB zoning of this site is supported by the adopted Northwest County Sector Plan.

2. Clustering commercial development around this interchange is supported by the policies of the

General Plan.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action: APPROVE CB (Business and Manufacturing)

Date of MPC Approval: 9/12/2002 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: 10/28/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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