



09 December 2013

File No. 13033

Agenda Item #30

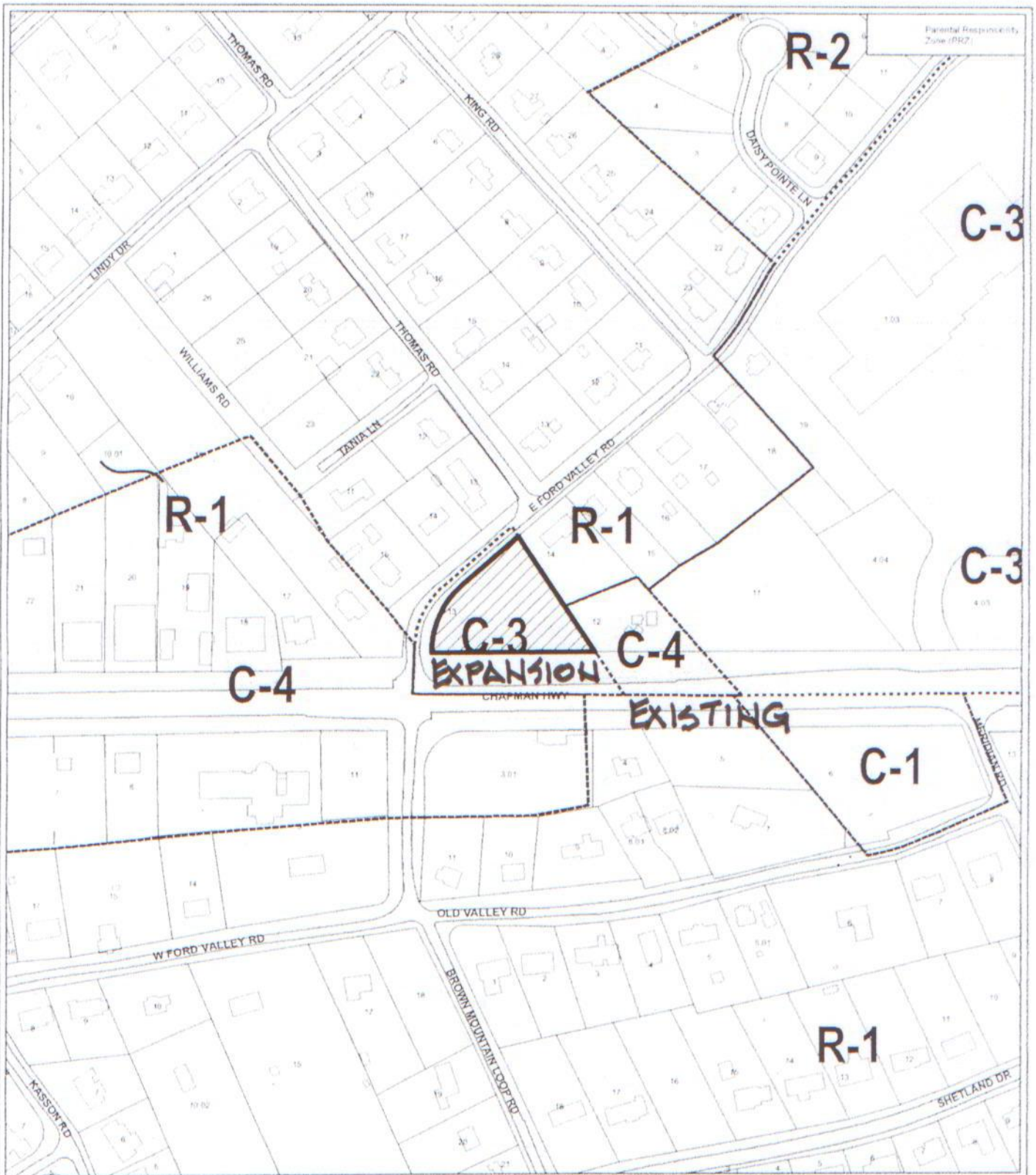
SUMMARY OF CASE FOR RE-ZONING OF SUBJECT SITE FROM C-3 TO C-4:

PLATE

- 1) The site is to be used for expansion of an existing (12 years) auto sales business.
- 2) The site is bounded on three (3) sides by property zoned C-4 (75% of the boundry perimeter).
- 3) The one-year plan calls for the planned use of GC general commercial.
- 4) The site is in the City of Knoxville
- 5) The existing auto sales site is bounded on the North by R-1 as is the expansion site.
- 6) Both sites are buffered from the R-1 zoned properties by an elevation change of 18 to 22 feet vertically.
- 7) Both the existing and expansion sites are further buffered by a grove of existing trees between 20 to 30 feet horizontally.

The expansion site can not be used for outdoor display as zoned C-3.

cc:file:c:\2013 PROJECTS\13033\09dec13.summary.wpd



**12-G-13-RZ
REZONING**

From: C-3 (General Commercial)

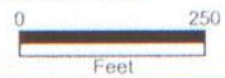


To: C-4 (Highway and Arterial Commercial)

Original Print Date: 11/22/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnson, Len

Map No: 124
Jurisdiction: City





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0 100 Feet

302 E. FORD VALLEY ROAD

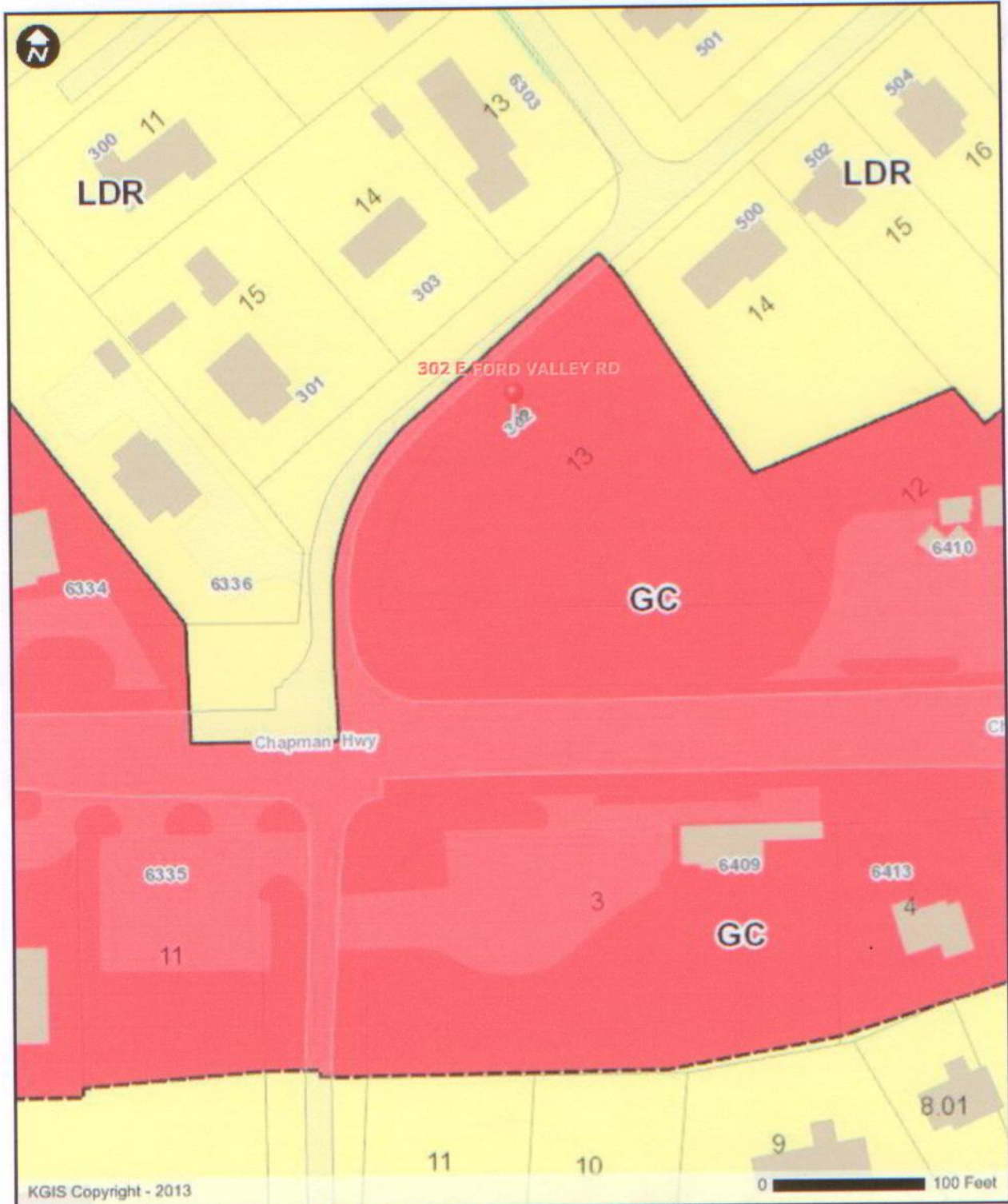
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#2



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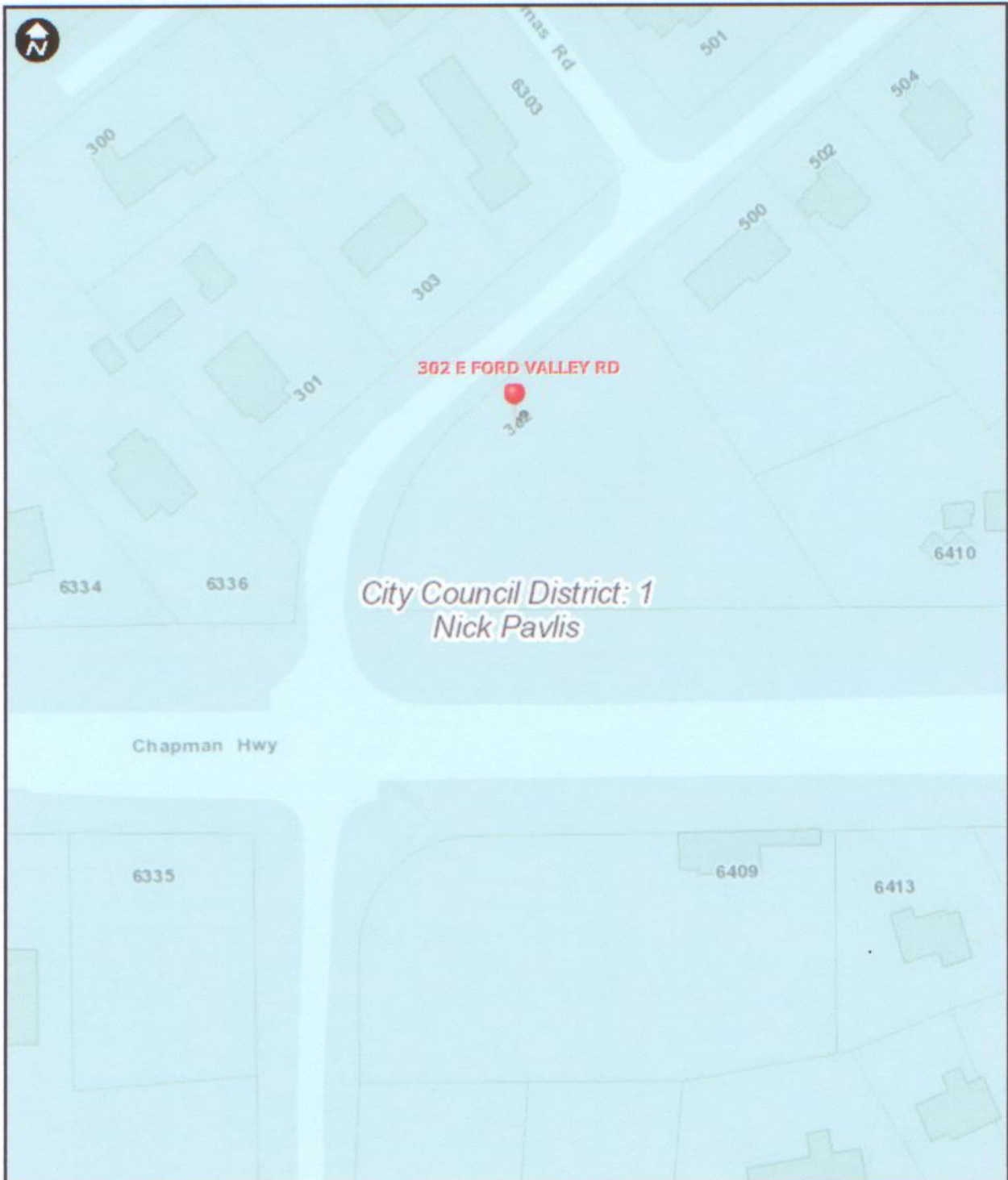
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*City Council District: 1
Nick Pavlis*

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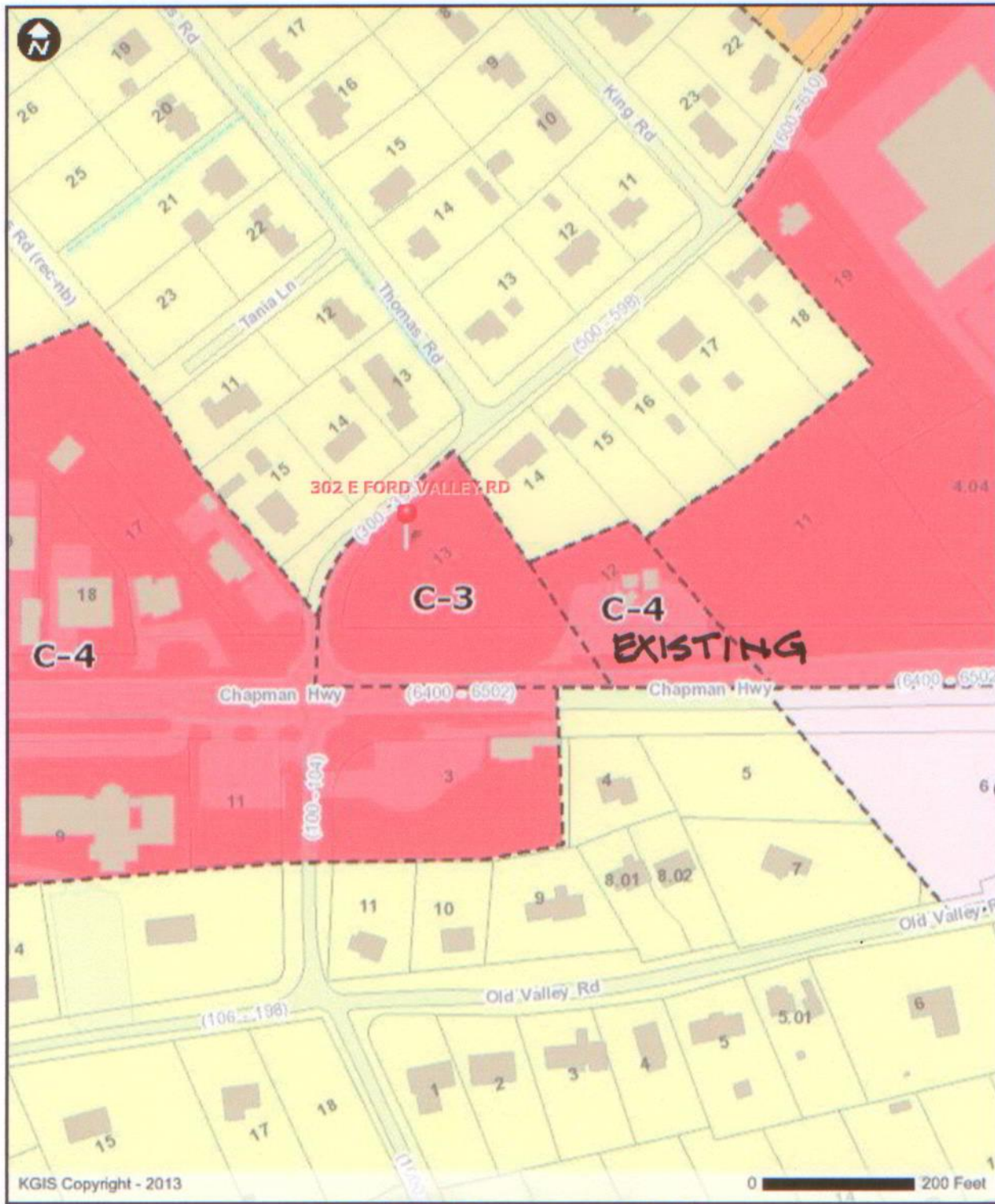
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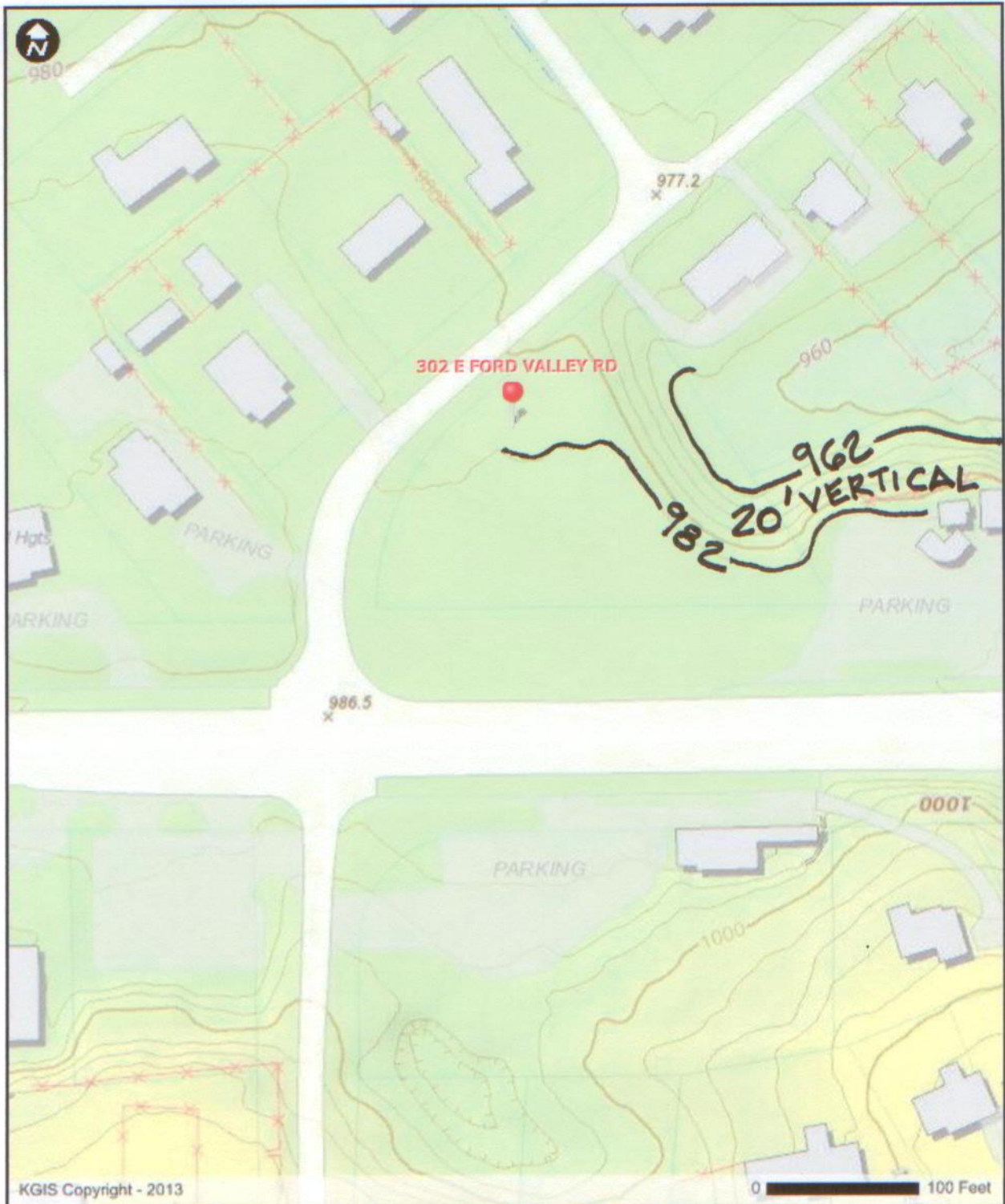
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