CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 1-R-03-RZ Related File Number:

Application Filed: 12/20/2002 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side Old Callahan Rd., northeast side Pleasant Ridge Rd.

Other Parcel Info.:

Tax ID Number: 67 273.13, 273.14 OTHER: AND RIGHTS-OF-WAY Jurisdiction: City

Size of Tract: 3.9 acres

Accessibility: Access is via Old Callahan Rd., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center

Surrounding Land Use:

Proposed Use: Shopping Center Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is part of the shopping center that includes a Wal-Mart and several other businesses

developed under CA and CB zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CA (General Business)

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests:

Extension of Zone: Yes

History of Zoning: None noted

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 C-4 (Highway and Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning was placed on the remainder of the shopping center when it was recently annexed. The

sector plan proposes commercial use for the site.

Comments: These parcels need to have the same commercial zoning since they will be redeveloped together.

MPC Action: Approved MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 1/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/4/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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