

# 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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Knoxville, Tennessee 37902  
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**File Number:** 1-R-08-RZ                      **Related File Number:** 1-G-08-PA  
**Application Filed:** 12/10/2007              **Date of Revision:**  
**Applicant:** DAVID HARRELL

### PROPERTY INFORMATION

**General Location:** South side Fox Lonas Rd., northeast side N Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 005                      **Jurisdiction:** City  
**Size of Tract:** 25.35 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Shopping Center                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 PC-1 (Retail and Office Park) zoning. Applicant amended the request to C-6 (General Commercial Park) zoning for the reduced 8-acre, central portion of the property. (See attached map.)

Staff Recomm. (Full):

PC-1 zoning of the reduced 8-acre area shown on the attached map can be developed with the environmental constraints of the site. The PC-1 zone requires MPC approval of a development plan at a public meeting prior to any construction on the site. The requested C-6 zone provides for staff approval, but not a public hearing process.

Comments:

The applicant's representatives have submitted engineering information which shows that this portion of the site can be commercially developed without adversely impacting the environmental constraints of the site or the surrounding area. The recommended PC-1 or the revised C-6 zone request, as well as the remaining RP-1 zone, require development plan approval prior to any construction on the site. During this process traffic impacts, street access, signage, lighting and detailed drainage planning will be required to be addressed.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 1/10/2008-2/14/2008

Date of Withdrawal:

3/13/2008

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 4/8/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: