

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-A-03-RZ                      **Related File Number:**  
**Application Filed:** 9/19/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Clinton Hwy., southeast side Old Callahan Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 L B 2,3,4,4.01,5,6,7    **OTHER:** 067 267,26701 & PORTI    **Jurisdiction:** County  
**Size of Tract:** 28.4 acres  
**Accessibility:** Access is via Clinton Hwy., a five lane major arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Shopping center and residence  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing    **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within the commercial node developed around the intersection of Clinton Hwy., and Callahan Dr.

## 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:** PC (Planned Commercial), A (Agricultural) and RB (General Residential)  
**Requested Zoning:** C-3 (General Commercial) or PC-1 (Retail and Office Park)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned commercial in 1990's for shopping center development.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PC-1 (Retail and Office Park) zoning. The property owner requests C-3 (General Commercial) zoning.

Staff Recomm. (Full):

PC-1 zoning is identified as a comparable zone to the former county PC zone that covered most of this property. The requested C-3 zoning is not. The PC-1 and C-3 zones would be consistent with surrounding commercial zoning and development pattern that includes PC, C-3, C-4, CA, CB. The sector plan proposes commercial use for this property.

Comments:

The owner requested C-3 zoning for this annexed property, most of which has been developed with a shopping center under the county's PC zone. Approval of the PC-1 zone would be consistent with Planning Commission's long standing practice of approving comparable zoning for annexed properties. Also included are several smaller tracts that will be consolidated with the commercial development at this location. These tracts, although they were zoned CA, RB and A while in the county, should be included under the PC-1 zoning. This would be supported by the sector plan which proposes commercial uses for this location.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE PC-1 (Retail and Office Park)

Date of MPC Approval:

10/9/2003

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:

11/11/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: