

# 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

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**File Number:** 10-Q-01-RZ                      **Related File Number:**  
**Application Filed:** 9/24/2001              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side Clinton Hwy., west and northwest side Aquoni Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 M A 1,2,3,4                      **Jurisdiction:** City  
**Size of Tract:** 2.76 acres  
**Accessibility:** Access is via Clinton Hwy. a five lane major arterial street and Aguoni Dr., a local street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses  
**Surrounding Land Use:**  
**Proposed Use:** Businesses                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This property is part of the commercial development occurring around the new Schaad Rd./Clinton Hwy. intersection within C-4, CA, PC and C-3 zones.

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

**Street:** 2309 Aquoni Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CA (General Business)  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** Part of site was zoned CA in 1999.  
**Extension of Zone:** Yes  
**History of Zoning:** Part of site was zoned CA in 1998. (8-H-98-RZ)

## PLAN INFORMATION (where applicable)

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

