

# 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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**File Number:** 11-I-05-RZ                      **Related File Number:**  
**Application Filed:** 10/6/2005              **Date of Revision:**  
**Applicant:** REVEIZ & COMPANY, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., west of Westcott Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 01601                      **Jurisdiction:** County  
**Size of Tract:** 1.38 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with four lanes and a center median within 230' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Combine with adjacent tract to east for office/retail development in accordance with the use on review plan approved by MPC on 10/13/05 (10-K-05-UR).                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area includes the Westbridge Business Park to the north and east, under I zoning. Residential uses are located in the area under A, LI, PR and RA zoning. There is an OA zoned office use and an undeveloped CA zoned property to the west. The PC zoned property east of Westcott Blvd. has been approved by MPC to be used for a veterinary clinic.

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

**Street:** 10231 Hardin Valley Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** LI (Light Industrial)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial)  
**Previous Requests:** Property was zoned LI in 2000, adjacent property to east zoned PC in 2005 (1-O-05-RZ).  
**Extension of Zone:** Yes, extension of PC from the east  
**History of Zoning:** MPC approved PC on property to east on 1/13/05 (1-O-05-RZ).



**Date of Legislative Action:** 12/19/2005

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**