

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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-07-UR                      **Related File Number:**  
**Application Filed:** 10/1/2007              **Date of Revision:**  
**Applicant:** CANNON & CANNON, INC. (JOHN RUSSELL)

## PROPERTY INFORMATION

**General Location:** South side of Hardin Valley Rd., southwest of Westcott Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 017.01                      **Jurisdiction:** County  
**Size of Tract:** 16.34 acres  
**Accessibility:** Access is via Hardin Valley Rd., a four lane median divided arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial, office & residential development                      **Density:** 4 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** C (Commercial & LDR (low density residential))  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses. The following zoning classifications are found in the immediate area: PC and CA commercial LI and I industrial PR and RA residential and A agricultural.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) & PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoning of this property to PC (Planned Commercial) & PR (Planned Residential) at 4 du/ac was approved by the Knox County Commission on 10/22/2007

## 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: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer

Staff Recomm. (Full):

Comments: The rezoning of this site was recently approved by the Knox County Commission. They approved PC (Planned Commercial) zoning for a portion of the site and PR (Planned Residential) at 4 du/ac for a portion of the site. The applicant's representative has requested this matter be withdrawn. A revised development plan will be submitted at a later date.

MPC Action: Denied (Withdrawn)    **MPC Meeting Date:** 12/13/2007

Details of MPC action:

Summary of MPC action: WITHDRAW as requested by the applicant's engineer

Date of MPC Approval:    Date of Denial:    Postponements: 11/8/2007

Date of Withdrawal: 12/13/2007                      Withdrawn prior to publication?:  Action Appealed?:

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:    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: