CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	11-N-07-RZ
Application Filed:	10/12/2007
Applicant:	CITY OF KNOXVILLE

Related File Number: Date of Revision:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	Northeast and southwest side Washington Pike, north and south side McCampbell Rd.,		
Other Parcel Info.:	and portions of Washington Pike and McCampbell Rd. ROW		
Tax ID Number:	49 L A 013,017,018,019,020 OTHER: 049 085,085.01,092 Jurisdiction: City		
Size of Tract:	66.5 acres		
Accessibility:	Access is via Washington Pike, a two and three lane, minor arterial street, and McCampbell Rd., a two lane local street with 17' to 18' pavement width within 40' and 50' ROW.		

GENERAL LAND USE INFORMATION

Existing Land Use:Residences and vacant landSurrounding Land Use:Mixed use- residential, office and commercialDensity: Up to 5 du/ac.Proposed Use:Mixed use- residential, office and commercialDensity: Up to 5 du/ac.Sector Plan:North CitySector Plan Designation:Growth Policy Plan:Urban Growth Area (Inside City Limits)Neighborhood Context:This area is developed with residential and related uses under PR, A, RA, CA, OB and I zones.

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:	PR (Planned Residential), SC (Shopping Center), OA (Office Park), RA (Low Density Residential), CN (Neighborhood Commercial), CA (k) (General Business) and A (Agricultural)
Requested Zoning:	RP-1 (Planned Residential), SC-1 (Neighborhood Shopping Center), O-3 (Office Park), C-4(k) (Highway and Arterial Commercial), R-1 (Low Density Residential) and A-1 (General Agricultural)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	Property was rezoned to SC, OA, PR and CA(k) in past several years

PLAN INFORMATION (where applicable)

Current 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.:

	M	PC ACTION AND DISP	OSITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE the comparable zones of RP-1 (Planned Residential), R-1 (Low Density Residential), O-3 (Office Park), C-4 (k) (Highway and Arterial Commercial), SC-1 (Neighborhood Shopping Center) and A-1 (General Agricultural)		
Staff Recomm. (Full):	Each of these zones is comparable to the former county zone except for the C-4 zone, which should be conditioned to C-1 uses and a self service storage facility. This will make it conforming to the former county zone.		
Comments:			
MPC Action:	Approved as Modified		MPC Meeting Date: 11/8/2007
Details of MPC action:	LIMITED TO C-1 ZONING PLUS MINI-STORAGE WAREHOUSES, LIQUIOR STORES AND RESTAURANTS.		
Summary of MPC action:	RP-1 (Planned Residential), SC-1 (Neighborhood Shopping Center), O-1 (Office, Medical, & Related Services), C-4 (k) (Highway & Arterial Commercial) limited C-1 plus mini-storage, liquor stores & R-1 (Low Density Residential), & A-1 (General Agricultural)		
Date of MPC Approval:	11/8/2007	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	12/4/2007	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: