# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 11-Q-03-RZ Related File Number:

**Application Filed:** 10/20/2003 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE

Owner:



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

## PROPERTY INFORMATION

**General Location:** North side Clinton Hwy., east and west sides Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 L B 10, 12, 13 & ROW Jurisdiction: City

Size of Tract: 2.01 acres

Accessibility: Access is via Clinton Hwy., a four lane, median divided, major arterial street.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Business

**Surrounding Land Use:** 

Proposed Use: Business Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of the commercial area that has developed around the Schaad Rd./ Callahan

Dr./Clinton Hwy. intersection within PC,C-4 CA,C-3 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: PC (Planned Commercial)

Requested Zoning: C-3 (General Commercial) or C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: Yes & No

**History of Zoning:** Property was zoned PC in the county in the 1990's

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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 C-6 (General Commercial Park) zoning

Staff Recomm. (Full): C-6 zoning permits the current use of the property and is consistent with the surrounding commercial

zoning and development. The sector plan proposes commercial use for these properties.

Comments: Other recently annexed property in the area has been zoned C-6. C-6 would allow this commercial area

to be maintained under a planned designation, along with most of the commercial property on the north

side of Clinton Highway.

MPC Action: Approved MPC Meeting Date: 11/13/2003

**Details of MPC action:** 

**Summary of MPC action:** APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 11/13/2003 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: 12/9/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (One Reading Only) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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