

# CASE SUMMARY

**APPLICATION TYPE: GENERAL 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:** 12-B-14-RZ                      **Related File Number:**  
**Application Filed:** 10/17/2014              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:** North side Kingston Pike, southwest side Metron Center Way  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D PT OF 052    **OTHER:** PORTION ZONED C-7 ONLY    **Jurisdiction:** City  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes and 55' of pavement width within 100' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** University of Tennessee facility  
**Surrounding Land Use:**  
**Proposed Use:** University of Tennessee facility                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located between the elevated Alcoa Hwy. and Tyson Park to the west and the elevated railroad and Ft. Sanders neighborhood to the east. The site is at the western end of the Cumberland Avenue Form District.

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

**Street:** 2309 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-7 (Pedestrian Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park) or O-2 (Civic and Institutional)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, C-6 is an extension from the north.  
**History of Zoning:** The northern portion of this parcel was rezoned from C-7 to C-6 in 1998 (10-Q-98-RZ/10-F-98-PA).

## 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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning

Staff Recomm. (Full): C-6 is a logical extension of zoning from the north on the remainder of the property owned by the State of Tennessee. C-6 zoning is consistent with the One Year Plan and sector plan proposals for the property.

Comments: The subject property is the only remaining property in the City zoned C-7. The C-7 (Pedestrian Commercial) zone was formerly in place along Cumberland Avenue, but was recently replaced by the Cumberland Avenue Form Based Zoning District. This site was omitted when evaluating the replacement of the C-7 district, because it is not part of the district. In 1998, the site was rezoned from I-2 to C-6 in the northern portion and C-7 in the southern portion, as it exists today. The current C-7 zone in the Knoxville Zoning Ordinance refers to the Cumberland Avenue Corridor Design Guidelines, but this site is not within the designated corridor. Therefore, MPC initiated this general rezoning to assign an appropriate zoning district to this lone remaining C-7 property. Approval of the recommendation will establish the same C-6 zoning on the entire parcel, which is now owned by the State of Tennessee.

Action: Approved Meeting Date: 12/11/2014

Details of Action:

Summary of Action: C-6 (General Commercial Park) zoning

Date of Approval: 12/11/2014 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: 1/6/2015 Date of Legislative Action, Second Reading: 1/20/2015

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: