

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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-F-02-RZ **Related File Number:**
Application Filed: 11/22/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: South side of Clinton Hwy, northeast side of Pleasant Ridge Rd
Other Parcel Info.: Includes 6773 & 6777 Clinton Hwy
Tax ID Number: 67 273.18, 273, 273.12 **Jurisdiction:** City
Size of Tract: 25.29 acres
Accessibility: Access is via Clinton Hwy., a five-lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Shopping Center **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the retail commercial development found around the Clinton Hwy./ Callahan Rd. intersection that has developed under CA, C-4, C-3 and PC zones.

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

Street: 6719 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business) & CB (Business and Manufacturing)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Part of the property was zoned CA in the 1970's.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is consistent with other commercial zoning found along this arterial street. The sector plan proposes continued commercial use for this site.

Comments:

The property is surrounded by commercial and light manufacturing uses and zoning.

MPC Action:

Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

12/12/2002

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Withdrawn prior to publication?: **Action Appealed?:**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:

1/7/2003

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: