

# CASE SUMMARY

## APPLICATION TYPE: 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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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 12-O-04-RZ      **Related File Number:** 12-C-04-SP  
**Application Filed:** 11/22/2004      **Date of Revision:**  
**Applicant:** ROBERT W. BEDWELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Chapman Hwy., southeast side W. Gov. John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 170.01,237,238,243,244    **OTHER:** 137-244.01,244.02,    **Jurisdiction:** County  
**Size of Tract:** 49.72 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential, vacant land and commercial  
**Surrounding Land Use:**  
**Proposed Use:** Retail shopping center      **Density:**  
**Sector Plan:** South County      **Sector Plan Designation:** MDR, LDR, C and O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RA (Low Density Residential) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



**Ordinance Number:**

**Disposition of Case:**       Approved as Modified

**If "Other":**

**Amendments:**

Approve CA General Business

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**