

# 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:** 2-D-03-RZ                      **Related File Number:**  
**Application Filed:** 1/7/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Chapman Hwy., northeast side W. Norton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 198,200 OTHER: AND RIGHT-OF-WAY                      **Jurisdiction:** City  
**Size of Tract:** 7.7 acres  
**Accessibility:** Access is via Chapman Hwy., a four lane, major arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Retail sales  
**Surrounding Land Use:**  
**Proposed Use:** Retail sales                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is part of the commercial development around the Chapman Hwy./Gov. John Sevier Hwy. intersection that has developed under CA and SC 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:** CA (General Business)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

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

