CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	2-D-03-RZ
Application Filed:	1/7/2003
Applicant:	CITY OF KNOXVILLE
Owner:	



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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.		

Related File Number:

Date of Revision:

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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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 (Hig	hway and Arterial Commercial) zoning	
Staff Recomm. (Full):	C-4 zoning is consistent with the property's former county zoning. The sector plan proposes commercial uses for this site.		
Comments:	The owner of the property has contacted staff by phone and stated his support for a C-4 city zone. Other property in the area was zoned C-4 after annexation.		
MPC Action:	Approved		MPC Meeting Date: 2/13/2003
Details of MPC action:			
Summary of MPC action:	APPROVE C-4 (Hig	hway and Arterial Commercial)	
Date of MPC Approval:	2/13/2003	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Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?: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:	3/18/2003	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: