

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

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side Chapman Hwy., east and west sides Green Rd., east, west and north sides of Nixon Rd.
Other Parcel Info.:
Tax ID Number: 124 O A 1,2 OTHER: 124-174,175,176,177.01,177.02,177. **Jurisdiction:** City
Size of Tract: 70.38 acres
Accessibility: Access to the area is via Chapman Hwy., a four lane, major arterial highway.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Same as existing uses **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: These properties are east and north of the commercial development surrounding the Chapman Hwy./Gov. John Sevier Hwy. intersection that has developed under SC, SC-2,CB,CA and C-3 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: A (Agricultural), RB (General Residential) and CB (Business and Manufacturing)
Requested Zoning: A-1 (General Agricultural), R-2 (General Residential) and 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: 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 A-1 (General Agricultural), R-2 (General Residential) and C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): The A-1, R-2 and C-4 zones are consistent with the former county zoning of the subject parcels. The sector plan proposes low density residential and commercial uses for these properties.

Comments: Other annexed property in the surrounding area has been rezoned to A-1, C-3 and C-4 zones after annexation.

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE A-1 (General Agricultural), R-2 (General Residential) and C-4 (Highway 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: