# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 2-F-09-RZ Related File Number:

Application Filed: 1/7/2009 Date of Revision:

Applicant: CITY OF KNOXVILLE



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## PROPERTY INFORMATION

General Location: Northwest side McCampbell Dr., northwest side Washington Pike, southwest side Murphy Rd.

Other Parcel Info.:

Tax ID Number: 49 084 & 092.01 Jurisdiction: City

Size of Tract: 3.88 acres

Accessibility: Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way.

Washington Pike, a minor arterial street with 36' of pavement width within 60' of right of way, or Murphy

Rd., a minor collector street with 36' of pavement width within 70' of right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings

Surrounding Land Use:

Proposed Use: Commercial Density:

Sector Plan: North City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** The area around this intersection is beginning to develop with commercial uses, under various zones.

Residential uses are also present in the area.

#### 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-3 (General Commercial)

**Previous Requests:** 6-D-08-RZ, 12-T-07-RZ/12-H-07-SP

**Extension of Zone:** Yes, extension of C-3 from the southwest

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is compatible with surrounding development and zoning. C-3 is a comparable City zone to

the former County CA zone. The sector plan proposes commercial uses for the site.

Comments: Other properties to the west have been rezoned C-3 after annexation into the City. C-3 is an extension

of zoning from the west.

MPC Action: Approved MPC Meeting Date: 2/12/2009

**Details of MPC action:** 

Summary of MPC action: C-3 (General Commercial)

Date of MPC Approval: 2/12/2009 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/10/2009 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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