

# 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-L-08-RZ  
**Application Filed:** 1/15/2008  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Strawberry Plains Pike, south side I-40  
**Other Parcel Info.:**  
**Tax ID Number:** 72 152, 276 **Jurisdiction:** City  
**Size of Tract:** 25.5 acres  
**Accessibility:** Access is via Strawberry Plains Pike, a three and four lane, minor arterial street in this section.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant building  
**Surrounding Land Use:**  
**Proposed Use:** Commercial development **Density:**  
**Sector Plan:** East County **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the commercial node found around the I-40/Strawberry Plains Pike interchange that has developed under C-3, C-4, C-6, CB, CA and I-3 zones.

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

**Street:** 7201 Strawberry Plains Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CB (Business and Manufacturing)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** This property was rezoned from OB to CB in the county just prior to annexation.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:** Ken Pruitt

**Staff Recomm. (Abbr.):** APPROVE C-6 (General Commercial Park) zoning. The property owner requests C-4 (Highway and Arterial Commercial) zoning

**Staff Recomm. (Full):** The property owner requests C-4 (Highway and Arterial Commercial) zoning. Either C-6 or C-4 zoning would be consistent with the former county CB zoning, as well as the surrounding commercial and industrial zoning and development. The staff prefers C-6 zoning of this 25 acre site because a development plan review of any future development is required prior to development. During this review any needed infrastructure improvements and off-site impacts of the proposal can be identified and addressed. The C-4 zone does not require MPC staff approval of a site plan prior to construction. Both zones permit similar commercial uses and both zones were noted on annexed properties in the area.

**Comments:** Both zones permit similar commercial uses and both zones were noted on annexed properties in the area.

**MPC Action:** Approved

**MPC Meeting Date:** 2/14/2008

**Details of MPC action:**

**Summary of MPC action:** C-6 (General Commercial Park)

**Date of MPC Approval:** 2/14/2008

**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:** 3/11/2008

**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:**