

CASE SUMMARY

APPLICATION TYPE: 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-M-02-RZ **Related File Number:**
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: DILLARD PARTNERSHIP, F/K/A DILLARD LIMITED PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Lovell Rd., northwest of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 131 54.01 **Jurisdiction:** City
Size of Tract: 7.3 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with 4 lanes and center turn lane within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Campground
Surrounding Land Use:
Proposed Use: Retail, office, commercial use. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area along Lovell Rd. between Kingston Pike and Parkside Dr. has been developed with commercial uses under C-3 zoning.

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

Street: 118 Lovell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-5 (Tourist Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted.
Extension of Zone: Yes. Extension of C-3 from the north and south.
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning for this site represents a logical extension of C-3 from the north and south and will allow uses compatible with the scale and intensity of surrounding land uses and zoning pattern.

Comments: The Southwest County Sector Plan designates this property for commercial uses. C-3 zoning will allow for the site to be redeveloped with a use compatible with surrounding properties.

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

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

Date of MPC Approval: 2/14/2002

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: 3/19/2002

Date of Legislative Action, Second Reading: 4/2/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: