

# 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-V-06-RZ                      **Related File Number:**  
**Application Filed:** 1/17/2006              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Washington Pike, southwest of New Harvest Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 F A 019                      **Jurisdiction:** City  
**Size of Tract:** 0.37 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 22' of pavement width within 160' of road and railroad right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** To be included with adjacent commercial development                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Light Industrial and Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site, part of the former Farmer's Market site, is within an emerging commercial/light industrial development node that has developed around the I-640/ Washington/Millertown Pike interchange under I, I-2, I-3, C-3, C-6 and SC-3 zones.

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

**Street:** 5441 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** I (Industrial)  
**Requested Zoning:** PC-1 (Retail and Office Park)(k)  
**Previous Requests:** None noted for this property  
**Extension of Zone:** Yes, extension of the conditional PC-1 zoning on the adjacent parcels.  
**History of Zoning:** MPC approved conditional PC-1 zoning on adjacent parcels on 10/13/05 (7-W-05-RZ).

## 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 PC-1 (Retail & Office Park) (k), with the condition that future development of the property shall be consistent with the design guidelines and land use policies of MPC's Farmers Market Reuse Study (July 2003).

Staff Recomm. (Full):        The recommendation is consistent with the previous conditional PC-1 approval on the adjacent parcels. The sector plan proposes commercial use for the site.

Comments:                      This site was not included in the previous rezoning proposal, but it is to be included as part of the commercial development. The recommended conditional zoning is consistent with the previously rezoned parcels, which were zoned PC-1 (conditional) after being annexed into the City of Knoxville. Although PC-1 zoning is not comparable to the previous County I (Industrial) zoning, a City industrial zone would result in a non-conforming use for the property, considering the proposed retail development for the site.

MPC Action:                      Approved                                      MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:      Apprval of PC-1 (Retail and Office Park) (k) with the condition that future development of the property shall be consistent with the design guidelines and land use policies of MPC's Farmers Market Reuse Study (July 2003),

Date of MPC Approval:        2/9/2006                      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:      3/14/2006                      Date of Legislative Action, Second Reading: 3/28/2006

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: