

# 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

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

**File Number:** 3-J-02-RZ                      **Related File Number:**  
**Application Filed:** 2/11/2002              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side Lovell Rd., west side Parkside Dr., east side Simmons Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 J A 23-26,28,29,29.01,30                      **Jurisdiction:** City  
**Size of Tract:** 5.99 acres  
**Accessibility:** Access is via Parkside Dr., a minor arterial street with 4 lanes and a median within 100' of right of way, or via Lovell Rd., a minor arterial street with 36' of pavement width and 135' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial businesses.  
**Surrounding Land Use:**  
**Proposed Use:** Commercial businesses.                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The area surrounding this intersection has been developed with various types of commercial uses, under several City and County commercial 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:** PC (Planned Commercial) and CA (General Business)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes. Extension of C-4 from the south and east.  
**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-4 (Highway &amp; Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a logical extension of zoning from the south and east, is compatible with the surrounding land uses and zoning pattern, and is comparable with the previous county zoning.

Comments: The Southwest County Sector Plan designates this site for commercial uses. All of the current land uses of this site will be permitted under the recommended C-4 zoning. Part of this area is being developed with an automobile dealership.

MPC Action: Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway &amp; Arterial Commercial)

Date of MPC Approval: 3/14/2002

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: 4/16/2002

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: