# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 3-P-03-RZ Related File Number:

Application Filed: 2/21/2003 Date of Revision:

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

General Location: South side Clinton Hwy., southeast side Old Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 273.15 Jurisdiction: City

Size of Tract: 0.81 acre

Accessibility: Access is via Clinton Hwy., a 4-lane major arterial street with 160' of right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Restaurant

**Surrounding Land Use:** 

Proposed Use: Restaurant Density:

Sector Plan: Northwest City Sector Plan Designation:

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

Neighborhood Context: This area is developed with commercial uses under CA and C-4 zoning.

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

Street: 6789 Clinton Hwy

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CA (General Business)

**Requested Zoning:** C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of C-4 from the southeast.

History of Zoning: Adjacent property has been rezoned C-4 after annexation into the City.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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 & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is consistent with the property's former County zoning, is a logical extension of C-4 from the

southeast and is an appropriate zone for the use of the property as a restaurant.

**Comments:** The Northwest City Sector Plan proposes commercial uses for the site.

MPC Action: Approved MPC Meeting Date: 3/13/2003

**Details of MPC action:** 

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

Date of MPC Approval: 3/13/2003 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: 4/15/2003 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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