

# 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:** 3-R-02-RZ  
**Application Filed:** 2/22/2002  
**Applicant:** CITY OF KNOXVILLE

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

## PROPERTY INFORMATION

**General Location:** East side of Sherlake Ln., west side of Hayfield Rd., south of Parkside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 3, 5 OTHER: 132 HE 18 **Jurisdiction:** City  
**Size of Tract:** 14 acres  
**Accessibility:** Access is via Sherlake Ln., and Hayfield Rd., both local streets with 20' of pavement within 50' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses  
**Surrounding Land Use:**  
**Proposed Use:** Businesses **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of retail and wholesale commercial uses that have developed within CB, C-3, C-4 and CA 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:** CB (Business and Manufacturing) and A (Agricultural)  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted.  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned CB in the county in the 1970's

## 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

Staff Recomm. (Full):

C-6 zoning is consistent with the former CB county zoning, and is compatible with surrounding commercial zoning and uses. The sector plan proposes commercial use for this site. This annexation rezoning has been in litigation.

Comments:

The C-6 zoning permits the current uses of the subject properties.

MPC Action:

Approved

MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action:

C-6 (General Commercial Park)

Date of MPC Approval:

12/11/2008

Date of Denial:

Postponements:

8/10/06-12/14/06-  
11/13/08

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/13/2009

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: