

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-S-02-RZ **Related File Number:**
Application Filed: 2/22/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Green Rd., north of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 124 PART OF 177 & ROW **Jurisdiction:** City
Size of Tract: 27.65 acres
Accessibility: Access is via Chapman Hwy., a five lane, major arterial street and Green Rd., a local street with 16' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Retail commercial **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located between established commercial and residential uses found around the Chapman Hwy./ Gov. John Sevier Hwy. Interchange and zoned RA, PR, RB, C-4, CA, CB and SC.

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: A (Agricultural)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted.
Extension of Zone: Yes
History of Zoning: Commercial consideration of this site was withdrawn from MPC's consideration in 2000. (11-S-00-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:

Staff Recomm. (Abbr.): APPROVE A-1 (General Agricultural) zoning

Staff Recomm. (Full): A-1 is the comparable zone to the former County Agricultural zone and is similar to other zoning in the area. The sector plan designates this site for commercial use.

Comments: The property option holder requested C-4 consideration for this annexed property. However, approval of C-4 is contrary to the practice of recommending and approving comparable zoning after annexation. The developer of the property may apply for commercial zoning after the property has been zoned A-1.

MPC Action: Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE A-1 (General Agricultural)

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: