# **CASE SUMMARY**

# APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 4-Y-01-RZ Related File Number:

**Application Filed:** 3/12/2001 **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:** East side of Alcoa Hwy., north of Maloney Rd.

Other Parcel Info.:

Tax ID Number: 135 G A 10,11 Jurisdiction: City

Size of Tract: 4.4 acres

Access is via Alcoa Hwy., a four lane, median divided expressway with a 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dentist office.

**Surrounding Land Use:** 

Proposed Use: Same as existing. Density:

Sector Plan: South County Sector Plan Designation:

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

Neighborhood Context: This site is part of the strip commercial corridor found along both sides of Alcoa Hwy. in this area within

CA and C-3 zoning. Property away from this arterial is developed with residential uses under RA, R-1

and A zones.

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

Street: 3118 Alcoa Hwy

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: No Zone

Former Zoning: CA (General Business) & RA (Low Density Residential)

Requested Zoning: C-3 (General Commercial)

**Previous Requests:** None noted. Adjacent properties to the south were zoned R-1, O-1 & C-3 after annexation.

Extension of Zone: Yes. Extension of C-3 to the south and across Alcoa Hwy.

History of Zoning: None noted.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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: MAB

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) for the former CA zone and R-1 (Single Family Residential) for

the former RA zone.

Staff Recomm. (Full): This annexed site had both commercial and residential zoning under Knox County zoning. C-3 and R-1

are listed as comparable city zoning districts to the previous county zoning. The sector plan proposes

commercial and low density residential uses for the site reflecting its previous county zoning.

**Comments:** The owner is asking for C-3 General Commercial zoning on the entire property because the property is

being impacted by the proposed Alcoa Hwy./ Maloney Rd. interchange ramp. The ramp is to be built south of the site and will include part of the CA zoned portion of this site in the right-of-way acquisition.

MPC Action: Approved MPC Meeting Date: 4/12/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE C-3 (General Commercial) and R-1 (Single Family Residential)

Date of MPC Approval: 4/12/2001 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: 5/15/2001 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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