

# 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:** 5-F-08-RZ  
**Application Filed:** 3/31/2008  
**Applicant:** CITY OF KNOXVILLE

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

## PROPERTY INFORMATION

**General Location:** Northwest side Sherrill Blvd., southeast of Mabry Hood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 018.59 OTHER: PORTION ZONED COUNTY PR **Jurisdiction:** City  
**Size of Tract:** 1.39 acres  
**Accessibility:** Access is via Sherrill Blvd., a four lane, major collector street located within the I-40/75 interstate right-of-way in this area.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Business **Density:** 12 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** OOS  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This undeveloped site is in a area of business uses that have occurred under CA, PC-1, C-6, and C-3 zones.

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

**Street:** 9871 Sherill Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** PR (Planned Residential)  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned from PR to CA in 2/28/2008. (12-R-07-RZ)

## 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-3 (General Commercial) zoning

Staff Recomm. (Full):

Although the site was advertised for RP-1 as a comparable zone, the site was rezoned to CA in January of this year which makes C-3 the comparable zone.

Comments:

Both the buyer and seller of this property are in agreement with the zoning of C-3 and each own the majority of the property surrounding this site.

MPC Action:

Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

5/8/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/3/2008

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: