

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-I-02-UR                      **Related File Number:**  
**Application Filed:** 4/8/2002              **Date of Revision:**  
**Applicant:** TURKEY CREEK LAND PARTNERS, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of Lovell Rd. south of I-40, and north and south side of Parkside Dr. just west of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 29, 29.32, 29.33, 29.34 & OTHER: 29.35                      **Jurisdiction:** City  
**Size of Tract:** 45 acres  
**Accessibility:** Access is via Lovell Rd. and Parkside Dr., which are minor arterial streets.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial subdivision and conservation area  
**Surrounding Land Use:**  
**Proposed Use:** Revision to the Master Signage Plan for Turkey Creek                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The development site is located in a commercial area that is centered around the interchange of I40/I75 and Lovell Rd.

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

**Street:** Lovell Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial) & F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



constructed along the interstate that will identify Wal-Mart, Target and other businesses without frontage along the interstate) and exclude other parts of the development in order to obtain variances from the sign regulations.

**MPC Action:** Denied (Withdrawn)

**MPC Meeting Date:** 6/13/2002

**Details of MPC action:**

**Summary of MPC action:**

**Date of MPC Approval:**

**Date of Denial:**

**Postponements:** 5/9/02

**Date of Withdrawal:** 6/13/2002

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**