

# 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

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**File Number:** 5-K-07-UR                      **Related File Number:**  
**Application Filed:** 4/9/2007              **Date of Revision:**  
**Applicant:** KNOXVILLE LEVCAL, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Washington Pike, southwest side of New Harvest Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 7 AND 7.02                      **Jurisdiction:** City  
**Size of Tract:** 18.82 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 2 to 4 lanes within a 50' to 90' right-of-way, and New Harvest Ln., a local street with a 32' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Shopping center under construction  
**Surrounding Land Use:**  
**Proposed Use:** Signage Master Plan                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** C & LI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This former Farmer's Market site is within an emerging commercial/light industrial development node that has developed around the I-640/ Washington/Millertown Pike interchange under I, I-2, I-3, C-3, C-6 and SC-3 zones.

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

**Street:** 5449 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park) (k)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned to PC-1 (Retail and Office Park) (with a condition) by Knoxville City Council on November 8, 2005.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



Park) zoning district, subject to 2 conditions:

**Date of MPC Approval:** 5/10/2007

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**Withdrawn prior to publication?:**  **Action Appealed?:**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

**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:**