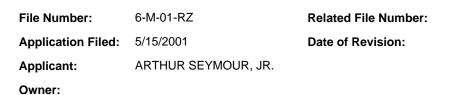
CASE SUMMARY

APPLICATION TYPE: REZONING





FAX•215•2068

www•knoxmpc•org

PROPERTY INFORMATION

General Location:	North side Parkside Dr. south side I-40/75, west of Lovell Rd.		
Other Parcel Info.:			
Tax ID Number:	131 29 (PART) OTHER: MAP ON FILE SHOWING LOT 1 Jurisdiction: City		
Size of Tract:	36 acres		
Accessibility:	Access is via Parkside Dr., a four lane, median divided, minor arterial street		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	New and used car, motorcycle and ATV sales		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is part of the Turkey Creek development that has been occurring under C-3 zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial)
Former Zoning:	
Requested Zoning:	C-4 (Highway and Arterial Commercial)
Previous Requests:	Property was zoned C-3 in 1999
Extension of Zone:	No
History of Zoning:	Property was zoned C-3 in 1997 (6-D-97-RZ). as part of a 242 acre development. Prior to that rezoning the property had been zoned C-6 and F-1 following annexation into the City of Knoxville. Prior to annexation the site was zoned I Industrial.

PLAN INFORMATION (where applicable)

Current 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:	KP							
Staff Recomm. (Abbr.):	APPROVE C-4 (Highway and Arterial Commercial) zoning							
Staff Recomm. (Full):	C-4 zoning is consistent with other commercial zoning found along Parkside Dr., to the east of Lovell Rd. The sector plan proposes commercial development for this site.							
Comments:	The Turkey Creek development includes approximately 242 acres that extend along both sides of Parkside Drive from Lovell Rd. to Campbell Station Rd. The site is large enough to include commercial uses permitted within both C-3 and C-4 zones, which allows a range of uses from shopping centers to outside display of merchandise, such as automobiles. The property's previous C-6 zoning permitted uses also permitted under C-3, as well as new and used car sales.							
MPC Action:	Approved		MPC Meeting Date: 6/14/2001					
Details of MPC action:								
Summary of MPC action:	APPROVE C-4 (High	nway and Arterial Commercial)						
Date of MPC Approval:	6/14/2001	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:	7/10/2001	Date of Legislative Action, Second Reading:	7/24/2001	
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		