

CASE SUMMARY

APPLICATION TYPE: 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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www.knoxmpc.org

File Number: 6-R-06-RZ **Related File Number:** 6-G-06-SP
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: ROBERT W. BEDWELL
Owner:

PROPERTY INFORMATION

General Location: Northwest and southeast sides E. Governor John Sevier Hwy., southwest and northeast sides Old French Rd., northwest side Kimberlin Heights Rd.
Other Parcel Info.:
Tax ID Number: 125 101 **Jurisdiction:** County
Size of Tract: 58.9
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail center **Density:**
Sector Plan: South County **Sector Plan Designation:** Ag/RR, LDR and SLPA
Growth Policy Plan: Rural Area and Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Ken Pruitt

Staff Recomm. (Abbr.): DENY CA (General Business) zoning based on denial of the sector plan amendment

Staff Recomm. (Full): CA zoning of 59 acres of land in the middle of this rural residential area is totally out of character with the surrounding zoning and development. The portion of the site located on the east side of Old French Rd., is in the rural designated portion of the Growth Policy Plan and can not be considered for CA zoning.

Comments: If it is determined that some commercial uses are appropriate in this area the TC (Town Center) zone should be considered.

MPC Action: Denied

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: DENY CA (General Business)

Date of MPC Approval: Date of Denial: 6/8/2006

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 6/12/2006**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 7/24/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve w/deed restrictions (CA on n. side John Servier & to depth of 350' on s. side John Sevier, 375' n of Kimberline Heights remains Ag & rest PR 1

Date of Legislative Appeal:

Effective Date of Ordinance: