

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-Y-07-RZ                      **Related File Number:** 6-E-07-SP  
**Application Filed:** 5/14/2007              **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

### PROPERTY INFORMATION

**General Location:** Northwest side of Parkgate Ln., southeast of Kingston Pike  
**Other Parcel Info.:** The Plan Amendment only includes parcels 3, 4, 5, & 53.  
**Tax ID Number:** 143 B G 1, 2, 3, 4, 5, & 53                      **Jurisdiction:** County  
**Size of Tract:** 4.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Retail and vacant  
**Surrounding Land Use:**  
**Proposed Use:** Business and office park                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** CA, O & LDR  
**Growth Policy Plan:** 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:** RAE (Exclusive Residential), PC (Planned Commercial) & 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:

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 PC (Planned Commercial) zoning for all the property

Staff Recomm. (Full):

PC zoning requires site plan review and a set of protective covenants for the development to be submitted for approval by MPC prior to development of the site. Extension of the PC zone will allow the greatest protection for nearby residents as the property is developed.

Comments:

MPC Action:

Approved as Modified

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business) for parcels 1 & 2 and OB (Office, Medical, and Related Services) for parcels 3, 4, 5, and 53

Date of MPC Approval:

6/14/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: