# CASE SUMMARY

# APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	7-P-04-RZ
Application Filed:	6/8/2004
Applicant:	CITY OF KNOXVILLE
Owner:	

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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# PROPERTY INFORMATION

General Location:	Southwest side Huckleberry Springs Rd., north of I-40		
Other Parcel Info.:			
Tax ID Number:	73 02301	Jurisdiction: City	
Size of Tract:	1.27 acres		
Accessibility:	Access is via Huckleberry Springs Rd., a minor arterial street with 20' of pavement within a 40' right-of- way.		

**Related File Number:** 

Date of Revision:

# GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Any use permitted by	C-4 zoning	Density:
Sector Plan:	East County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is surrounded on three sides by a developing retail commercial complex that is occurring under C-4 zoning. The property to the east is still in residential use that has developed under Agricultural zoning.		

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

Street:

819 Huckleberry Springs Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	No Zone
Former Zoning:	A (Agricultural)
Requested Zoning:	C-4 (Highway and Arterial Commercial)
Previous Requests:	Other properties in area have been zoned C-4 after annexation into the City.
Extension of Zone:	Yes
History of Zoning:	None noted

# 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:** Ken Pruitt Staff Recomm. (Abbr.): APPROVE C-4 zoning C-4 zoning is consistent with the zoning on the adjoining commercial development. The sector plan Staff Recomm. (Full): propose commercial use for this site. The owner requested the same zoning as the adjoining property, which was zoned C-4 after annexation Comments: into the City of Knoxville. **MPC** Action: Approved MPC Meeting Date: 7/8/2004 Details of MPC action: APPROVE C-4 (Highway and Arterial Commercial) Summary of MPC action: Date of MPC Approval: 7/8/2004 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:	8/3/2004	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: