CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	7-W-05-RZ
Application Filed:	6/28/2005
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:	North side Washington Pike. Southwest side New Harvest Ln.		
Other Parcel Info.:			
Tax ID Number:	59 006,00701	Jurisdiction:	City
Size of Tract:	30.5 acres		
Accessibility:	Access is via Washington Pike, a minor arterial with 2 to 4 lanes within a 50' to 90' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Developing shopping	center	
Surrounding Land Use:			
Proposed Use:	Developing shopping	center	Density:
Sector Plan:	North City	Sector Plan Designation:	
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:

4700 New Harvest Ln.

Location:

- . . .

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	No Zone
Former Zoning:	I (Industrial)
Requested Zoning:	C-4 (Highway and Arterial Commercial)
Previous Requests:	
Extension of Zone:	No
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 (Highway and Arterial Commercial) zoning limited to development guided generally by the concepts, guidelines and overall intent set forth in MPC's Farmers Market Study as determined by the Design Review Committee for the property.			
Staff Recomm. (Full):	The C-4 zone will allow the site to be developed as per the Declaration of Restrictive Covenants as recorded by the Industrial Development Board of Knox County in January, 2005. The former Knox County Industrial zone allowed retail sales, but none of the City's industrial districts permits retail sales, thus requiring a commercial zone proposal for this site.			
Comments:				
MPC Action:	Approved as Modified		MPC Meeting Date: 10/13/2005	
Details of MPC action:				
Summary of MPC action:	APPROVE PC-1 (Retail & Office Park) with the condition that future development of the property shall be consistent with the design guidelines and land use policies of MPC's Farmers Market Reuse Study (July 2003),			
Date of MPC Approval:	10/13/2005	Date of Denial:	Postponements: 7/14/2005 - 9/8/2005	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knoxville City Council			
Date of Legislative Action:	11/8/2005	Date of Leg	islative Action, Second Reading: 10/25/2005	
Ordinance Number:		Other Ordin	ance Number References:	
Disposition of Case:	Approved (Emergency	/) Disposition	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendmen	ts:	
Date of Legislative Appeal:		Effective Da	te of Ordinance:	