

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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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**File Number:** 7-W-05-RZ                      **Related File Number:**  
**Application Filed:** 6/28/2005              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## 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.

## 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:**

