# **CASE SUMMARY**

#### APPLICATION TYPE: ANNEXATION REZONING

File Number: 8-E-12-RZ Related File Number:

**Application Filed:** 6/15/2012 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Northeast side Chapman Hwy., northwest side Deva Dr.

Other Parcel Info.:

**Tax ID Number:** 124 | D 007-009 OTHER: 124JA001, 011-015 **Jurisdiction:** City

Size of Tract: 4.18 acres

Access ibility: Access is via Chapman Hwy., a four-lane, major arterial street within 120' of right-of-way, or Longvale

Dr., a local street, with 14' of pavement width within 40' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and business

**Surrounding Land Use:** 

Proposed Use: Vacant land and business Density:

Sector Plan: South City Sector Plan Designation: Commercial and Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The subject properties, which were previously zoned CA and CB in the County, are primarily vacant

with a business on only one of the parcels. Surrounding the subject parcels are businesses,

residences and a church, zoned C-3, RB, R-1 and O-1.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CA (General Business), CB (Business and Manufacturing) & RB (General Residential)

Requested Zoning: C-3 (General Commercial) & R-1 (Low Density Residential)

**Previous Requests:** 

**Extension of Zone:** Yes, extension of C-3 from the south and west

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning for the entire tract.

Staff Recomm. (Full): C-3 zoning is compatible with surrounding development and zoning. C-3 is the most comparable City

zone to the former County CA and CB zones. The sector plan proposes GC (General Commercial)

uses for the entire site, including the small portion previously zoned RB in the County .

**Comments:** Other properties in the area have been rezoned C-3 after annexation into the City. C-3 is an extension

of zoning from the south and west. The small residential zoned portion of parcel 12 is recommended for C-3 zoning also, because it is consistent with the sector plan proposal for the area, the majority of

the parcel is already zoned commercial, and it will establish one zone for the entire parcel.

Action: Approved Meeting Date: 8/9/2012

**Details of Action:** 

Summary of Action: C-3 (General Commercial) zoning for the entire tract

Date of Approval: 8/9/2012 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: 9/4/2012 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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