

# 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:** 8-F-02-RZ                      **Related File Number:**  
**Application Filed:** 7/8/2002              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side Simmons Rd, northeast of Lovell Rd, north of Parkside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 J A 31, 32, 32.01                      **Jurisdiction:** City  
**Size of Tract:** 3.05 acres  
**Accessibility:** Access is via Simmons Rd., a local street with 40-50' of right of way and 21' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses and a dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Businesses and a dwelling                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with commercial uses under PC, CA, C-3, C-4 and C-6 zoning.

## 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:** PC (Planned Commercial)  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** Other recently annexed properties south of this site have rezoned to C-4.  
**Extension of Zone:** Yes. Extension of C-4 from the south.  
**History of Zoning:** Properties to the south have been rezoned C-4 after annexation into the City.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 is a logical extension of zoning from the south and is compatible in scale and intensity to the surrounding land uses and zoning pattern. The Southwest County Sector Plan proposes commercial use for these parcels.

Comments: C-6 zoning is located to the north and east of these properties, and would be a more comparable zone to the previous County zoning. However, parcel 32 is developed with a strip business center that would likely not comply with C-6 regulations. Parcel 31 is owned by the same person who owns parcel 30 to the south, which is already zoned C-4. Both of those parcels are developed with residential uses. It is staff's understanding that the owner intends to combine the two parcels for commercial development in the future; therefore, the owner has requested C-4 zoning also for parcel 31 to establish a consistent zoning on the site.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway & Arterial Commercial)

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements: 8/8/2002

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 10/15/2002 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: