

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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-12-RZ
Application Filed: 6/15/2012
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of Schaad Rd.
Other Parcel Info.:
Tax ID Number: 67 276,27603,27604,277 OTHER: 067-278,27801 **Jurisdiction:** City
Size of Tract: 3.38 acres
Accessibility: Access is via Clinton Hwy., a four lane major arterial street with up to 150' of right-of-way in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses
Surrounding Land Use:
Proposed Use: Businesses **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with retail commercial and restaurant uses under CA, CB, C-3, C-4 and PC-1 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: CA (General Business) & CB (Business & Manufacturing)
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-4 from three sides
History of Zoning: None noted for this site. Other properties have been rezoned C-4 after being annexed into the City.

PLAN INFORMATION (where applicable)

Current Plan Category:
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-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full): C-4 zoning is compatible with surrounding development and zoning. C-4 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.

Comments: Other properties in the area have been rezoned C-4 after annexation into the City. C-4 is an extension of zoning from three sides.

Action: Approved

Meeting Date: 8/9/2012

Details of Action:

Summary of Action: C-4 (Highway and Arterial Commercial)

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: