# **CASE SUMMARY**

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 8-O-02-RZ Related File Number:

**Application Filed:** 7/8/2002 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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:** South side Kingston Pike, west side Fox Rd.

Other Parcel Info.:

Tax ID Number: 131 L A 6,7,8 Jurisdiction: City

Size of Tract: 1.64 acres

Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 75' of right

of way, or via Fox Rd., a minor collector street with 60' of right of way and 21' of pavement width.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Restaurant and offices

**Surrounding Land Use:** 

Proposed Use: Restaurant and offices 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 several City and County commercial zoning

designations.

#### 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)

Requested Zoning: C-3 (General Commercial)

**Previous Requests:** Other annexed property in this area has been rezoned C-3.

**Extension of Zone:** Yes, Extension of C-3 from the west.

**History of Zoning:** Other annexed properties in this area have been rezoned to C-3.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 02:20 PM Page 1 of 2

## 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-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is a logical extension of zoning from the west, is a comparable City zone to the previous County

zone, and is compatible in scale and intensity to the surrounding land uses and zoning pattern. The

Southwest County Sector Plan proposes commercial uses for these parcels.

Comments: Other commercial properties to the west along Kingston Pike have been rezoned to C-3 after

annexation into the City.

MPC Action: Approved MPC Meeting Date: 8/8/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE C-3 (General Commercial)

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

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 9/3/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:20 PM Page 2 of 2