

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-N-01-RZ                      **Related File Number:**  
**Application Filed:** 8/27/2001              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Kingston Pike, northeast side Suburban Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 M D 23.01, 23.02    OTHER: 119-PA-1.01                      **Jurisdiction:** City  
**Size of Tract:** 6.4 acres  
**Accessibility:** Access is via Kingston Pike, a 5 lane major arterial street and Suburban Rd., a local street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** O-3 site- real estate office / C-4 site- auto dealership  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** These parcels are part of the commercial /office activities developed along Kingston Pike with CA, C-3, C-4 and O-3 and OA zones.

## 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:** OA (Office Park) and CA (General Business)  
**Requested Zoning:** O-3 (Office Park) and C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted for CA site, but Heath Schular Realty property was zoned OA in 1980's,  
**Extension of Zone:** Yes  
**History of Zoning:** OA zone was approved in 1982.

## 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: kp

Staff Recomm. (Abbr.): APPROVE O-3 (Office Park) for parcels 23.01 and 23.02  
 APPROVE C-4 (Highway and Arterial Commercial) for parcel 1.01

Staff Recomm. (Full): These zones are consistent with the former county zoning, the surrounding commercial and office zoning pattern and the present uses of the properties. The sector plan proposes office and commercial use for these parcels.

Comments: The O-3 and C-4 zones reflect the current uses of the property.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

Details of MPC action:

Summary of MPC action: APPROVE O-3 (Office Park) for parcels 23.01 and 23.02 and APPROVE C-4 (Highway and Arterial Commercial) for parcel 1.01

Date of MPC Approval: 9/13/2001

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: 10/16/2001

Date of Legislative Action, Second Reading: 10/30/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: