

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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:** 9-SD-15-C  
**Application Filed:** 7/27/2015  
**Applicant:** CAPITAL BANK

**Related File Number:** 9-G-15-UR  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** South side of Charlie Haun Drive, West side of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 59 N C 008 **Jurisdiction:** City  
**Size of Tract:** 11.94 acres  
**Accessibility:** Access is via Washington Pk., a minor arterial with a pavement width of 35' within a 76' wide right-of-way; and Charlie Haun Dr., a local street with a pavement width of 37' within a 65' wide right-of-way. There is a bus stop located across Washington Pk. from the property that is serviced by two transit routes.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** The site is located in an area south of the I-640 and Washington Pk. interchange that includes a mix of single-family, multi-family residential, office and commercial development. Zoning in the area is O-1 (Office, Medical, and Related Services), R-1 (Low Density Residential), C-6 (General Commercial Park), and PC-1 (Retail and Office Park).  
**Proposed Use:** Commercial subdivision **Density:**  
**Sector Plan:** East City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 0 Pinehurst Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

