



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 6-V-07-RZ

**AGENDA ITEM #:** 97

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): COPELAND CALVIN & CAROLYN TRUSTEE

TAX ID NUMBER: 67 279

JURISDICTION: City Council District 3

▶ **LOCATION:** North side Clinton Hwy., west side Cherrybrook Dr.

▶ **APPX. SIZE OF TRACT:** 2.1981 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Clinton Hwy a five lane major arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business))

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses and residences / CA, RB, and PC Commercial

South: Clinton Hwy., and businesses / C-3 and C-4 Commercial

East: Cherrybrook Dr. and vacant land / CA Commercial

West: Businesses / PC and C-6 Commercial

NEIGHBORHOOD CONTEXT: This site is within the strip commercial development area of Clinton Hwy.'s intersection with Schaad Rd/Callahan Dr. under CA, C-3, C-4, C-6, PC-1 and PC zones.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

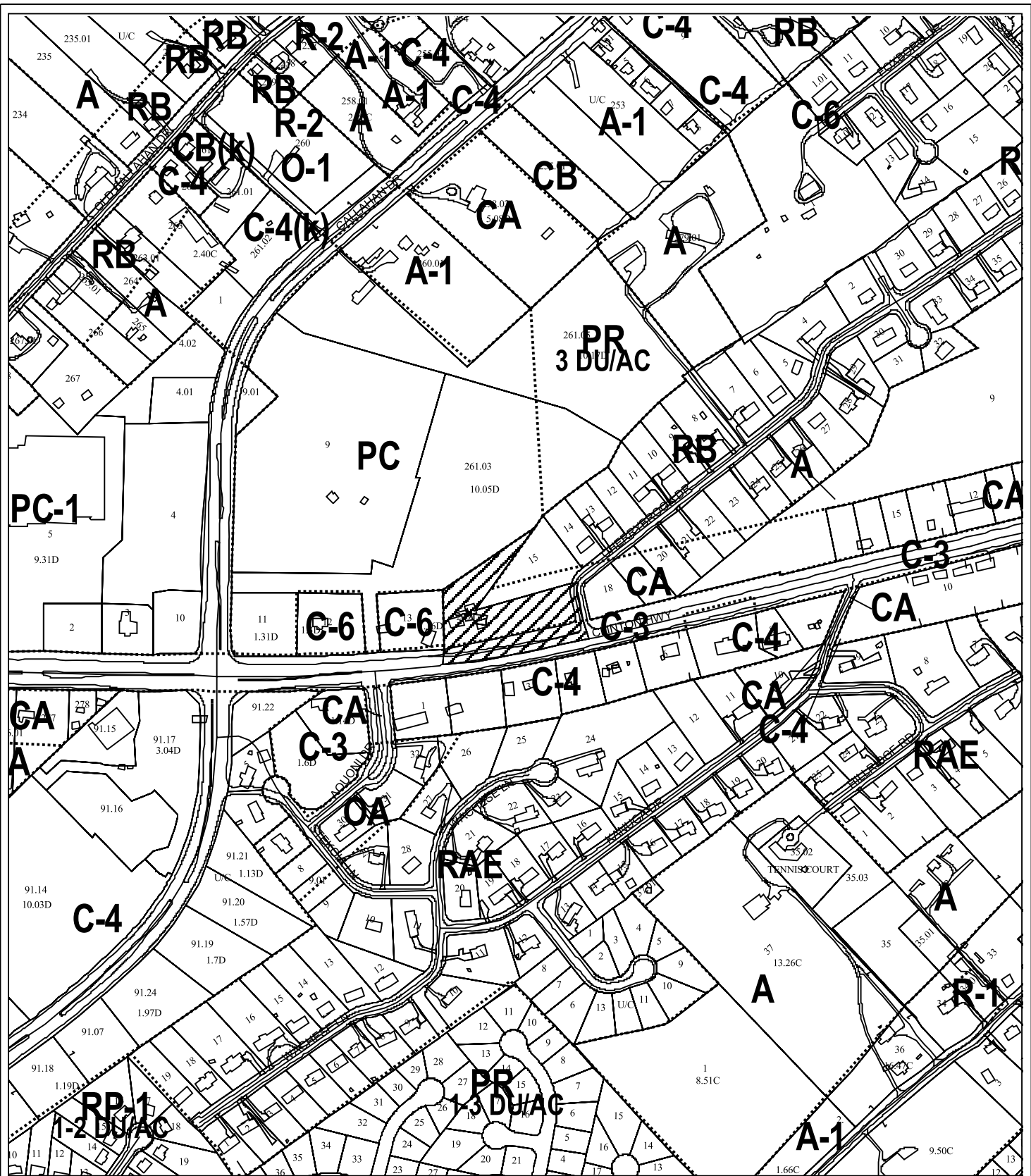
▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 zoning permits the current commercial uses located on the property and is compatible with the surrounding commercial zoning pattern along Clinton Hwy. The sector plan proposes Commercial use for the site.

**COMMENTS:**


Other commercial property in the area has been rezoned to C-4 following annexation.

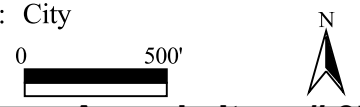
If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-V-07-RZ**  
**GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 67  
 Jurisdiction: City

 From: No Zone  
 To: C-4 (Highway and Arterial Commercial)  
 Original Print Date: 05/30/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**Agenda Item # 97**