

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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:** 1-A-12-PA                      **Related File Number:** 1-C-12-RZ  
**Application Filed:** 11/28/2011                      **Date of Revision:**  
**Applicant:** RONALD E. JONES

## PROPERTY INFORMATION

**General Location:** Southeast side Maryville Pike, west of Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 I F 014, 015 AND 016 & 017                      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Maryville Pike, amjor collector street with 17-18' of pavement width within 45-60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Commercial/office                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses, including commercial businesses, offices, and residential uses under C-4, C-3, O-1, R-1A, R-1 and R-2 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC from the north  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** GC (General Commercial)

**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 GC (General Commercial) One Year Plan designation on parcel 15 only. (See attached MPC recommendation map.)

Staff Recomm. (Full): Commercial uses are appropriate for parcel 15, which is adjacent to GC designated property to the north, and would be compatible with the scale and intensity of the surrounding development and zoning pattern. Parcel 14 should be maintained for office uses, rather than more intense commercial uses, as it has topographic constraints, a possible sinkhole, existing vegetation and creates a good transition between residential uses to the south and commercial uses to the north.

Comments: ONE YEAR PLAN REQUIREMENTS:  
 CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
 A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.  
 B. ERROR OR OMISSION IN CURRENT PLAN - The sector plan proposes that C-3 commercial zoning may be considered for these two parcels. Approval of GC on parcel 15 brings the One Year Plan into conformance with the sector plan.  
 C. CHANGES IN GOVERNMENT POLICY - The recently adopted South City sector plan recommends a mix of uses for this site, including the proposed commercial.  
 D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The only significant change in development of this area recently is the introduction of two multi-dwelling residential developments to the south of this site, on the north side of Flenniken Ave.

Action: Approved

Meeting Date: 1/12/2012

Details of Action:

Summary of Action: GC (General Commercial) on parcel 109IF015 only

Date of Approval: 1/12/2012

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: 2/7/2012

Date of Legislative Action, Second Reading: 2/21/2012

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: