

# 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

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

**File Number:** 1-C-09-PA      **Related File Number:** 1-C-09-RZ  
**Application Filed:** 11/26/2008      **Date of Revision:**  
**Applicant:** JANICE LOVEDAY

## PROPERTY INFORMATION

**General Location:** North side W. Governor John Sevier hwy., west of Maryville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 147 04106      **Jurisdiction:** City  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a three-lane major arterial street with 45' of pavement within a 100' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Dollar Store      **Density:**  
**Sector Plan:** South County      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This undeveloped site is part of an annexed area partly developed with medical and related facilities that have occurred under O-1 zoning.

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

**Street:** 3209 W Governor John Sevier Hwy.  
**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:** Property was zoned O-1 at annexation  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned O-1 following annexation into the City of Knoxville

## 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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 1-C-09-PA amending the One Year Plan designation from O (Office) to NC (Neighborhood Commercial). Applicant requested GC (General Commercial).

Staff Recomm. (Full):

Neighborhood Commercial designation and C-1 (Neighborhood Commercial) zoning will permit the proposed use with use on review approval and would be compatible with the adjoining office and institutional uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1.The NC (Neighborhood Commercial) One Year Plan designation allows a similar use intensity to the Office designation and provides a more compatible range of uses for the surrounding development than the requested GC (General Commercial) designation.

2.The NC designation and C-1 zoning of the subject property will allow consideration of the proposed business under a use-on-review request and are consistent with the established development pattern of the area that includes residential, office, institutional and commercial uses.

THE EFFECTS OF THE PROPOSAL

1.Public water and sewer utilities are available to the site.

2. Governor John Sevier Hwy. can accommodate the proposed traffic generated from the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This request represents a one lot extension of the sector plan designation which supports commercial on the adjacent property to the east.

2. Approval of the One Year Plan NC or GC amendment for this property would be an expansion of the sector plan's Commercial designation.

3.This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Denied

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

Deny NC (Neighborhood Commercial)

Date of MPC Approval:

Date of Denial: 2/12/2009

Postponements: 1/8/2009

Date of Withdrawal:

Withdrawn prior to publication?  Action Appealed?: 2/17/2009

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Knoxville City Council

Date of Legislative Action: 3/24/2009

Date of Legislative Action, Second Reading: 4/7/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied

If "Other": Postponed 3/10 and 3/24/2009 due to error in ad

If "Other":

Amendments:

Amendments:

Appeal denied. Denial stands.

Date of Legislative Appeal:

Effective Date of Ordinance: