

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-D-04-PA **Related File Number:** 1-F-04-RZ
Application Filed: 12/5/2003 **Date of Revision:**
Applicant: GRAHAM CORPORATION
Owner:

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

PROPERTY INFORMATION

General Location: Southeast side Hinton Rd., north of Western Ave.
Other Parcel Info.:
Tax ID Number: 93 F A 2, 3 **Jurisdiction:** City
Size of Tract: 3.2 acres
Accessibility: Access is via Hinton Dr. a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: To combine with adjoining commercial site **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These parcels are part of the established residential area in place along Hinton Dr. which is being impacted by the commercial development along Western Ave. within C-3, C-4 and SC-1 zones.

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

Street: 4408 Hinton Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) and O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Part of site was changed to O One Year Plan designation and O-1 zoning in 1990's

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and O (Office)
Requested Plan Category: GC (General Commercial)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation

Staff Recomm. (Full): General commercial expansion onto these parcels would allow a small commercial area to be developed around the convenience store on the southeast corner of Western Ave. and Hinton Dr. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Property adjoining the subject parcel is already zoned C-3. The proposal will allow the property to be used for commercial purposes.
2. C-3 is a logical extension of zoning from two sides.
3. Development permitted under C-3 zoning is compatible with the scale and intensity of the surrounding commercial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area (inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests for office or commercial in the future as other adjacent properties along Hinton Rd. redevelop.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 1/8/2004

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: 2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

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: