

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-D-08-PA                      **Related File Number:** 1-F-08-RZ  
**Application Filed:** 11/26/2007                      **Date of Revision:**  
**Applicant:** MURPHY DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** Northeast side Western Ave., northwest of John May Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 M A 036-041                      **Jurisdiction:** City  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via Western Ave., a major arterial street with a 22' pavement width within an 88' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the C-3 zone                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** MDR and SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in an area with a mix of residential, office and limited commercial uses.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** MDR and R-2 was denied in 2007 (7-E-07-RZ/7-C-07-PA)  
**Extension of Zone:** Yes, property to the east and south is designated for general commercial uses  
**History of Zoning:** A request for rezoned was denied in July of 2007 for MDR one year amendment and RP-1 zoning (7-E-07-RZ/7-C-07-PA).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**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: Kelley Schlitz

Staff Recomm. (Abbr.): DENY GC (General Commercial) one year plan designation.

Staff Recomm. (Full): Commercial uses are inappropriate at this location along Western Ave. There are existing under-utilized commercial nodes to the east and west of the site which are more appropriate for commercial development. MPC staff recommended approval of a rezoning and one year plan amendment request in July of 2007 (7-E-07-RZ/7-C-07-PA) for medium density residential uses and RP-1 zoning at a density of 16 du/ac. Knoxville City Council denied medium density residential use. MPC staff recommended against the applicant's request for a general commercial land use designation and continues to recommend that residential uses are appropriate at this location. The Planning Commission recommended approving parcels 36, 37 and 38 and denying parcels 39, 40 & 41.

Comments:

MPC Action: Approved

MPC Meeting Date: 1/10/2008

Details of MPC action: APPROVE GC (General Commercial) plan amendment.

APPROVE C-3 (General Commercial) zoning.

Summary of MPC action: GC (General Commercial) for parcels 36, 37, and 38 only

Date of MPC Approval: 1/10/2008

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: 2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

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: