

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

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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400 Main Street  
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**File Number:** 1-N-06-RZ                      **Related File Number:** 1-F-06-PA  
**Application Filed:** 12/9/2005              **Date of Revision:**  
**Applicant:** KENNETH & EULA L. FLYNN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Pine Grove Rd., northwest of Strawberry Plains Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 84 039                      **Jurisdiction:** City  
**Size of Tract:** 4.5 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail/office                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

### **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:** Michael Brusseau  
**Staff Recomm. (Abbr.):** APPROVE C-3 (General Commercial) zoning.  
**Staff Recomm. (Full):** C-3 is a logical extension of zoning from the east and is compatible with the surrounding development and zoning pattern.  
**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. C-3 is an extension of commercial zoning from the south and east.  
3. Commercial use is consistent with the sector plan proposal for the site.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available in the area to serve the site.  
2. The proposal will have no impact on schools and a minimal impact on the street system.  
3. The recommended C-3 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The East County Sector Plan proposes mixed uses for this site, consistent with the proposed GC plan designation and C-3 zoning.  
2. With the recommended amendment to GC (General Commercial), C-3 zoning is consistent with the City of Knoxville One Year Plan.  
3. This request should may lead to future plan amendment and rezoning requests for commercial in the area. However, the sector plan does not support extension of commercial uses to the west of this site along Pine Grove Rd.

**MPC Action:** Approved **MPC Meeting Date:** 1/12/2006

**Details of MPC action:**

**Summary of MPC action:** Approval of C-3 (General Commercial)

**Date of MPC Approval:** 1/12/2006      **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:** 2/14/2006      **Date of Legislative Action, Second Reading:** 2/28/2006  
**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:**