

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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File Number: 1-O-02-RZ **Related File Number:** 1-H-02-PA
Application Filed: 12/11/2001 **Date of Revision:**
Applicant: GRAHAM DEVELOPMENT CORP
Owner:

PROPERTY INFORMATION

General Location: Northwest side Merchant Dr., east side Fredonia Rd.
Other Parcel Info.:
Tax ID Number: 68 N A 19,20,25,25.01 **Jurisdiction:** City
Size of Tract: 15.2 acres
Accessibility: Access is via Fredonia Rd., a local street with a 19' pavement within a 40' right-of-way and Merchant Dr., a major arterial street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant land
Surrounding Land Use:
Proposed Use: Extend existing zone to include with adjoining development. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
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: O-3 (Office Park) & R-1(Single-Family Residential)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Part of property was zoned O-3 in 198

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) and O-1 (Office, Medical and Related Services) zoning based on the One Year Plan amendment recommendation.

Staff Recomm. (Full):

Comments: The C-6 and O-1 zones are more appropriate zones than the C-4 zone for the development of the subject property, given its location near a residential area. Staff has also discussed the possibility of using the Town Center (TC-1) zone with the applicant. However, the site is too small for TC-1 zoning to develop a land use pattern compatible with other land uses in the area and still meet his overall development objectives. C-6 zoning requires staff review of a site plan prior to development where such issues as property access and circulation, landscaping and buffer treatments can be addressed.

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park) and O-1 (Office, Medical and Related Services)

Date of MPC Approval: 2/14/2002 Date of Denial: Postponements: 1/10/02

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/16/2002 Date of Legislative Action, Second Reading: 4/30/2002

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: