

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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www.knoxmpc.org

File Number: 1-O-06-RZ **Related File Number:** 1-G-06-PA
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: MARVIN NEAL
Owner:

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, south side Pine Grove Rd.
Other Parcel Info.:
Tax ID Number: 84 038 OTHER: (PORTION ZONED A-1) **Jurisdiction:** City
Size of Tract: 19.26 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial business park **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-6 (General Commercial Park)
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-6 (General Commercial Park) zoning.

Staff Recomm. (Full):

C-6 is a logical extension of zoning from the north and 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-6 is an extension of commercial zoning from the north and east.
3. Commercial use is consistent with the sector plan proposal for the site.
4. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits for new development.

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-6 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 commercial uses for this site, consistent with the proposed GC plan designation and C-6 zoning.
2. With the recommended amendment to GC (General Commercial), C-6 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 south or west of this site.

MPC Action:

Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action:

Approval of C-6 (General Commercial Park)

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:

