

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-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): C-4 zoning is consistent with other commercial zoning and development in the area. The sector plan proposes commercial uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This C-4 zoning request is an extension of the existing C-4 zoning and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-4 zoning pattern.
2. C-4 zoning will allow commercial development of the property that is in character with the recent development in the area, as well as access and public utility services available to serve the site.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available to serve the site.
2. The requested C-4 zoning will allow the proposed office and warehouse use on the property.
3. The C-4 zoning would be a continuation of the recent commercial and light manufacturing zoning trend of the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. C-4 zoning is consistent with the commercial use proposed for this site by the One Year Plan, although the North County Sector Plan proposes Office use for the area.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 1/13/2005 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Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?: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: 2/15/2005 Date of Legislative Action, Second Reading: 3/1/2005

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: