CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-A-02-PA Related File Number: 10-A-02-RZ

Application Filed: 9/10/2002 **Date of Revision:**

Applicant: MR. ROGER SEBBY

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Murray Dr., northeast of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 68 | C 13 Jurisdiction: City

Size of Tract: 0.38 acres

Accessibility: Access is via Murray Dr., a major collector street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building

Surrounding Land Use:

Proposed Use: Same as existing use Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the edge of strip commercial development along Clinton Hwy within C-3 and C-4

zones. Low density residential development is found away from Clinton Hwy. in this area within R-1and

RP-1 zones.

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

Street: 919 Murray Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: Property was zoned C-3 in 170's and partly rezoned to R-1 with the new zoning map adoption in 1983.

Extension of Zone: Yes

History of Zoning: Property was zoned C-3 in 1970's and partly zoned R-1 with City wide zoning map revision in 1982.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: GC (General Commercial)

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 GC (General Commercial) designation for all of this site

Staff Recomm. (Full): The applicant had his property rezoned to C-3 in the 1970's and developed a business on the site.

However, since that rezoning a portion of the site was zoned R-1 through a city wide zoning map revision in 1982. This rezoning will make the entire site C-3. The sector plan proposes LDR and GC for

the site, reflecting the property's current zoning.

Comments: A. Need and Justification for Proposal

1. General Commercial designation and C-3 zoning of all of this site will bring the community's land

use plans and zoning into conformity with the current business use of the property.

2. The subject property is at the edge of established commercial development located on Clinton

Hwy.

B. Effects of Proposal

1. General Commercial designation and C-3 zoning of all this site ensures that the current development is legal and would be compatible with the scale and intensity of nearby commercial uses and residences.

2. Public water and sewer and a street (Murray Dr.) with a sufficient pavement width are in place to adequately serve this property.

C. Conformity with the General Plan

1. Commercial designation and zoning of all this site is supported by the commercial locational policies of the General Plan requiring that sites be adjacent to other commercial uses and with immediate access to an arterial street.

2. Commercial designation of all this site is appropriate, given the built improvements on the subject

and surrounding property.

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 10/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002 Date of Legislative Action, Second Reading: 11/26/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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