

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-A-06-UR **Related File Number:**
Application Filed: 8/22/2006 **Date of Revision:**
Applicant: SOUTHLAND GROUP INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Murphy Rd., south of Shannon Valley Farms Blvd.
Other Parcel Info.:
Tax ID Number: 49 PART OF 67 **Jurisdiction:** County
Size of Tract: 3.602 acres
Accessibility: Access is via Murphy Rd., a major collector street with a 24' pavement width within a 70' required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with residential uses under A, PR, RA and RB zoning.

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

Street: Murphy Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was rezoned to PR (Planned Residential) in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

1. The proposed commercial development with the conditions noted, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for low density residential use. The existing and proposed PR zoning allows consideration of limited commercial development through the use-on-review process. The proposed commercial development is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 10/12/2006

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Installing all landscaping, as shown on the landscape plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 4. Revising the development plan to provide separate left and right-turn lanes for the commercial driveway onto Murphy Rd.
 5. Installation of a northbound left turn lane on Murphy Rd at the development entrance as recommended in the traffic study. The design and timing of installation of the turn lane is subject to review and approval by the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Providing documentation at the time application is made for a building permit for the commercial development that at least 91 dwelling units within the Shannon Valley Farms development have been issued a certificate of occupancy.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

Summary of MPC action: APPROVE the proposed development plan for a commercial center in the PR zoning district, subject to the following 7 conditions:

Date of MPC Approval: 10/12/2006 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: