

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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-08-PA **Related File Number:** 10-A-08-RZ
Application Filed: 6/25/2008 **Date of Revision:**
Applicant: RECI / RUSS LEWIS

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, west of Keith Ave.
Other Parcel Info.:
Tax ID Number: 93 L H 011 & 012 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Middlebrook Pike a four lane, median divided major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in an area of transition from residential to office and business uses that have been occurring under I-3, C-3 and O-1 zones,

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been designated GC and rezoned C-3 in the past.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

ADOPT resolution #10-A-08-PA, amending the Knoxville One Year Plan to GC (General Commercial) for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

Commercial designation of this site is consistent with the GC land use designation and C-3 and C-4 zoning noted to the west and north of the site, and the LI designation and I-3 zoning located south of the site across Middlebrook Pike. The adjacent cemetery located on the east side of the property provides a buffer for the residential housing located on the east side of Keith Ave.

Comments:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. GC designation and C-3 and C-4 zoning are presently shown on the adjacent properties. Changing from an O (Office) designation to an GC (General Commercial) designation provides a compatible range of uses for this site that are in keeping with the surrounding development and the GC designation.

ERROR OR OMISSION IN CURRENT PLAN:

1. The current One Year Plan designation of Office does not reflect the recent commercial zoning and redevelopment that has occurred on surrounding property.

CHANGES IN GOVERNMENT POLICY:

1. Approval of the request will require amendment of the sector plan to expand the commercial designation.
2. Approval of the One Year Plan amendment for this property brings it into conformity with the surrounding zoning and development plan but not the sector plan's office designation.
3. This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. A GC designation on the subject property will accommodate a commercial zoning to permit a business use consistent with the established development pattern of the area that includes both residential, commercial, office and industrial uses.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. Since the widening and improvement of Middlebrook Pike in this area the redevelopment of adjoining property has been to distribution, commercial and office uses.
2. Public water and sewer utilities are available to the site.
3. Middlebrook Pike can accommodate the proposed traffic generated from the proposed use.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

ADOPT resolution #10-A-08-PA, amending the Knoxville One Year Plan to GC (General Commercial) for this property

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 12/16/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved (Emergency)

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: