CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-04-PA Related File Number: 10-C-04-RZ

Application Filed: 9/2/2004 Date of Revision:

Applicant: SOUTH COLLEGE

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: East side Lonas Dr., west side I-640, south of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 93 M A 001 (PART) OTHER: MAP ON FILE AT MPC Jurisdiction: City

Size of Tract: 3 acres

Accessibility: Access is via Lonas Dr., a major collector street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: South College Density:

Sector Plan: Northwest City Sector Plan Designation: Office and Stream Protection

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

Neighborhood Context: This vacant site adjoins medium density and low density residential housing and Interstate I-640/75.

Surrounding zoning includes R-1, R-1A, O-3, C-1 C-3, C-6 and I-2.

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), R-1A (Low Density Residential) and F-1 (Floodway)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park) and F-1 (Floodway)

Previous Requests: Property to the south was rezoned C-6 in 2000's.

Extension of Zone: Yes

History of Zoning: None noted for this site, but the adjacent property to the south was designated GC and zoned C-6 for

the South College campus

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), MDR (Medium Density Residential) and F (Floodway)

Requested Plan Category: GC (General Commercial) and F (Floodway)

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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) and F (Floodway) designation

Staff Recomm. (Full): This request will expand the adjoining GC site and allow this property to be included in the South

College campus. The sector plan designates this site for office and medium density residential uses and

stream protection.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. Other properties in the immediate area have been rezoned from to C-3 and C-6 for commercial use.

3. C-6 is a logical extension of zoning from the south, and will permit the proposed South College

campus to extend onto this property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have a minimal impact on schools.

3. The site's access is to Lonas Dr., a collector street with 22' to 24' of pavement and Middlebrook Pike a four lane median divided major arterial street. These streets should be able to accommodate the

additional traffic generated by the school.

4. The proposed school campus is compatible with surrounding apartment development and will have a

minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes low and medium density residential and Floodway uses for this property, The amendment would change this area to general commercial consistent with

this proposal and the recent change to the property to the south.

2. The Northwest City Sector Plan proposes mixed uses for this parcel.

MPC Action: Approved MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial) and F (Floodway)

Date of MPC Approval: 10/14/2004 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: 11/9/2004 Date of Legislative Action, Second Reading: 11/23/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

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Effective Date of Ordinance:

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