



## **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Withdrawn prior to publication?:  Action Appealed?: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":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**