# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

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

**Application Filed:** 9/10/2004 **Date of Revision:** 

Applicant: TRACY THOMPSON

Owner:



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

### PROPERTY INFORMATION

**General Location:** East side B Dr., northeast of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 121 G C 023 Jurisdiction: City

Size of Tract: 39400 square feet

Accessibility: Access is via B Dr., a local street with 17-18' of pavement width within 18-30' of right of way. B Dr. is a

dead end street with access to S. Northshore Dr., a major arterial street with 4 lanes and a center turn

lane within 100' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Construction of a branch banking facility with a 4,000 sq. ft. footprint. Density:

Sector Plan: West City Sector Plan Designation: LDR and Stream Protection

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

Neighborhood Context: This area is developed primarily with commercial uses to the north and west, along S. Northshore Dr.,

under C-3, C-4 and C-6 zoning. Residential and office uses, and churches are located to the south,

under R-1, R-2, O-1, O-2 and O-3 zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park) and F-1 (Floodway)

Former Zoning:

Requested Zoning: C-3 (General Commercial) and F-1 (Floodway)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

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Current Plan Category: O (Office) and F (Floodway)

Requested Plan Category: C (Commercial) and F (Floodway)

## 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: Michael Brusseau

Staff Recomm. (Abbr.): DENY GC (General Commercial) and F (Floodway) One Year Plan designation.

Staff Recomm. (Full): Commercial use of this site is not appropriate, because of the narrowness of the access road and

limited access to S. Northshore Dr.

Comments:

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

**Details of MPC action:** 

Summary of MPC action: DENY GC (General Commercial) and F (Floodway) One Year Plan designation.

Date of MPC Approval: Date of Denial: 10/14/2004 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: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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