

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-D-04-PA **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: JIM ODLE
Owner:

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
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PROPERTY INFORMATION

General Location: Northwest side S. Northshore Dr., west of Keller Bend Rd.
Other Parcel Info.:
Tax ID Number: 154 111 **Jurisdiction:** City
Size of Tract: 7.44 acres
Accessibility: Access is via S. Northshore Dr. a five lane, major arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Possible subdivision for future commercial **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of commercial development that has developed under CA, C-6 zones.

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

Street: 9443 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but surrounding property has been zoned and developed with commercial uses in recent years

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)
Requested Plan Category: GC (General Commercial)

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.): APPRVE GC (General Commercial) designation

Staff Recomm. (Full): A commercial designation will permit the commercial zoning of this site for commercial redevelopment consistent with surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding commercial land uses and zoning pattern.
2. Commercial designation is compatible with other properties in the immediate area that have been rezoned to C-6, PC and CA for commercial use.
3. Commercial designation of this site is a logical extension of commercial uses from the east, west and south,

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools.
3. The proposed commercial designation is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this parcel.
2. This site is designated as a Planned Growth area by the Growth Policy Plan

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

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: