

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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www.knoxmpc.org

File Number: 10-D-04-RZ **Related File Number:**
Application Filed: 8/26/2004 **Date of Revision:**
Applicant: JOHN MURPHY
Owner:

PROPERTY INFORMATION

General Location: South side Deane Hill Dr., east side Royal Crown Dr.
Other Parcel Info.:
Tax ID Number: 121 A B PART OF 002 **OTHER:** FRONT PORTION (1.25 A **Jurisdiction:** City
Size of Tract: 1.25 acres
Accessibility: Access is via Deane Hill Dr., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building and parking
Surrounding Land Use:
Proposed Use: Any use permitted in C-3 **Density:**
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed site is part of the business development pattern that has occurred along Deane Hill Dr in this area under I-2, C-6, C-3 and O-1 zones

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

Street: 220 Royal Crown Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 C-3 General Commercial zoning

Staff Recomm. (Full):

C-3 zoning is consistent with business uses and commercial, office and industrial zoning noted in the area. The sector plan proposes commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning will permit the applicant's use and is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is consistent with the surrounding commercial, office and light industrial zoning found along Deane Hill Dr. in this area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and the One Year Plan propose commercial uses for the site, consistent with this rezoning proposal.
2. The site is located within the Urban Growth Area (Inside the City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones in this area in the future, consistent with the sector plan designation.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (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: