# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-E-05-PA Related File Number: 10-P-05-RZ

Application Filed: 8/29/2005 Date of Revision:

Applicant: BLUE RIDGE DEVELOPMENT

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: Northeast side N. Weisgarber Rd., southwest side N. Northshore Dr., north of Kingston Pike

Other Parcel Info.:

Tax ID Number: 107 P C 016-028 Jurisdiction: City

Size of Tract:

Access is via N. Northshore Rd., a 5 lane major arterial street and Weisgarber Rd., a minor collector

street with 22' of pavement within a 50' right-of-way.

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

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Retail, office and motel use Density:

Sector Plan: West City Sector Plan Designation: Low Density Residential

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

**Neighborhood Context:** This subdivided site was developed under R-1 zoning, as were other residential properties along this

section of N. Northshore Dr. Retail commercial uses have developed to the south along N. Northshore Dr. and Kingston Pike under C-3 and C-4 zoning. Office development is found along Weisgarber Rd.,

within O-1, C-3 and C-4 zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was denied GC and C-6 zoning in 2000. (7-G-00-PA/7-Q-00-RZ)

### PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

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.): APPROVE GC (General Commercial ) designation for this site

Staff Recomm. (Full): GC designation of this site is consistent with the GC designation and C-3 and C-4 zones already in

place to the north and south of the site. The Sector Plan proposes low density residential use for the

site reflecting the current R-1 zoning and vacant single family housing on the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and C-6 zoning requests are an extension of the GC designation and C-3 and C-4 zoning found in the area to the north and south and are compatible with the scale and intensity of

the surrounding commercial, office and residential development and zoning patterns.

2. General Commercial designation and C-6 zoning will allow commercial development of the property that is in character with other recent development in the area, and consistent with access and public

utility services available to serve the site.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
- 2. The GC designation and C-6 zoning will allow the proposed office, retail and motel uses on the property.
- 3. The C-6 zoning would be a continuation of the recent commercial and office zoning trend in this area of N. Northshore Dr. and Weisgarber Rd.
- 4. The Fourth Creek floodway on the north and east sides of the site will need to be studied and protected as part of any development of the site. Any City Engineering requirements regarding drainage and stormwater runoff will need to followed.
- 5. A traffic study of the proposal has been submitted to the city in support of this request and indicates the infrastructure can support the development's impact with improvements to be provided by the developer.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. GC designation and C-6 zoning are consistent with the C-6 zoning on portions of this site and the GC

designation on the One Year Plan for properties north and south of the subject property.

2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-

Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/13/2005

**Details of MPC action:** 

Summary of MPC action: APPROVE GC (General Commercial ) One Year Plan designation

Date of MPC Approval: 10/13/2005 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: 11/8/2005 Date of Legislative Action, Second Reading: 11/22/2005

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Ordinance Number:	Other Ordinance Number References:
Ordinance Number.	Other Oramanice Number Nerelences.

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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