

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-F-04-PA **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: WILLIAM C. SLAGLE, ROBERT M. MONDAY, JACK T. GODWIN
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: Northeast side Green Rd., north of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 124 177, 177.02 **Jurisdiction:** City
Size of Tract: 28.93 acres
Accessibility: Access is via Green Rd., a local street with 32' of pavement width within 40-45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Seek commercial zoning of the property **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with C-4 zoned commercial uses to the south and west with residential uses to the north and east, under A and A-1 zoning.

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

Street:
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, extension of GC from the south
History of Zoning: None noted for this property. The Walmart property to the southwest was designated GC and zoned C-4 upon annexation into the City of Knoxville in 2000.

PLAN INFORMATION (where applicable)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): GC is a logical extension of the plan designation from the south and west, and commercial uses are compatible with the surrounding retail development. The sector plan proposes commercial uses for this site.

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-4 for commercial use.
3. Commercial designation of this site is a logical extension of commercial uses from the south and west.

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. Green Rd. has a traffic signal at the intersection with Chapman Hwy. and has sufficient pavement width and capacity to support additional commercial development.
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 South County Sector Plan proposes commercial uses for this parcel, consistent with this proposal.
2. This site is located within the Urban Growth Area (inside City limits) of Knoxville on the Growth Policy Plan map.

Approval of this request will permit the applicant to request a commercial zoning designation in the future, consistent with the One Year Plan as well as the Sector 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: