

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-G-04-RZ **Related File Number:** 10-C-04-PA
Application Filed: 9/10/2004 **Date of Revision:**
Applicant: TRACY THOMPSON
Owner:

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:

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:

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:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) / F-1 (Floodway) zoning. (Applicant requested C-3 (General Commercial) / F-1 (Floodway)).

Staff Recomm. (Full): O-1 zoning allows banks as a permitted use, but would not allow higher impact commercial uses to be developed on this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- O-1 zoning would allow the applicant's proposed development of a bank, but would maintain an office zoning on the property, consistent with the sector plan.
- The access street, B Dr., is narrow at 17-18' of pavement width, to support commercial development.
- The C-3 zoning district allows a wide variety of uses, many of which may be inappropriate at this location.

THE EFFECTS OF THE PROPOSAL

- Public water and sewer utilities are available to serve the site.
- The proposal would have no impact on schools. The impact on streets may be significant depending on the type of development which occurs on the site. The intersection of B Dr. and S. Northshore Dr. is controlled only by a stop sign for vehicles entering S. Northshore Dr. from B Dr. S. Northshore Dr. is a major arterial street with a high traffic volume.
- The proposal could have an impact on the adjacent residential development with the possible increase of traffic, lighting and noise that may result from commercial development of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- The West City sector plan proposes low density residential uses for this site, conflicting with the proposal.
- The City of Knoxville One Year Plan's current office designation for the property should be maintained.
- If approved, this proposal could lead to future requests for commercial designations and zones on other properties further north along B Dr.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical & Related Services) / F-1 (Floodway)

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: