

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-G-06-PA **Related File Number:** 10-O-06-RZ
Application Filed: 9/8/2006 **Date of Revision:**
Applicant: SHARON BYRD AND HAROLD BYRD
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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southside Valley View Dr., southwest side Washington Pike
Other Parcel Info.:
Tax ID Number: 59 N C 001, 001.01, 001.02 00103 **OTHER:** 059NC002, 00 **Jurisdiction:** City
Size of Tract: 22 acres
Accessibility: Access is via Washington Pike, a minor arterial street with a two and three lane pavement section within a 75' right-of-way in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Retail, office and residential **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is part of a retail/office development pattern that is occurring along Washington Pike within C-6 and O-1 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park) and O-1 (Office, Medical, and Related Services)
Previous Requests: Property was zoned
Extension of Zone: Yes
History of Zoning: Property was approved for TC-1 zoning in 2005. (1-J-05-PA/1-N-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (O,MDR.GC(TC-1))
Requested Plan Category: MU (Mixed Uses) (O,MDR.GC(TC-1,SC-1,PC-1))

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 MU (O, MDR, GC(TC-1,SC-1,PC-1))

Staff Recomm. (Full): Allowing consideration of two additional planned commercial zones for the retail development of portions of this site would be compatible with the established development and zoning pattern of the area while continuing to offer the opportunity for community involvement in the development process.

Comments: This amendment is being requested by the applicant to seek an additional planned commercial zone (SC-1 or PC-1) to allow a developer to come forward with a development proposal that would be similar to a Town Center development, but not allowed under the TC-1 zone.

MPC Action: Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: MU (Mixed Uses) (O, MDR, GC(TC-1,SC-1,PC-1))

Date of MPC Approval: 11/9/2006

Date of Denial:

Postponements: 10/12/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/5/2006

Date of Legislative Action, Second Reading: 12/19/2006

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: