

CASE SUMMARY
APPLICATION TYPE: REZONING



File Number: 11-J-05-RZ **Related File Number:** 11-B-05-SP
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: EPISCOPAL SCHOOL OF KNOXVILLE, INC.
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Lovell Rd., northwest side Gilbert Dr.
Other Parcel Info.:
Tax ID Number: 131 5, 5.01 AND PART OF 006 OTHER: (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 18.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail/office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 11101 Gilbert Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
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 PC (Planned Commercial) zoning.

Staff Recomm. (Full): PC zoning is an extension of commercial zoning from the south and east. There is CB zoning to the north, south and east of the site. PC zoning is a preferred zone because it requires approval of a development plan as a use on review from MPC.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PC zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There is a substantial amount of CB zoned property in the immediate area of the site.
3. PC zoning will require review and approval of a development plan as a use on review prior to issuance of any building permits. During this review, issues such as access, parking, landscaping and traffic circulation can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Lovell Rd. is a minor arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended PC zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Approval of these requests would establish PC zoning on the west side of Lovell Rd. to a depth of 700 to 800 feet between Gilbert Dr. and the mobile home park to the north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to commercial, PC zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not lead to future sector plan and rezoning requests for commercial in the immediate area, because most surrounding properties are already zoned CB.

Upon final approval of the rezoning, the developer will be required to submit a use on review development plan prior to the property's development. This plan must be granted use on review approval from MPC prior to any development of the site. Protective covenants for the PC zoned area will also need to be drafted and submitted for MPC review and approval. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 11/10/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2005 Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: