

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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File Number: 11-L-07-RZ **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: PARKS ICF, LLC

PROPERTY INFORMATION

General Location: Southeast side of Tillery Dr., southwest side Bounds Rd.
Other Parcel Info.:
Tax ID Number: 69 P A 007 & 008 **Jurisdiction:** City
Size of Tract: 30400 square feet
Accessibility: Access is via Tillery Dr., a two lane, major collector street with 24' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Commercial offices, combined with parcel to the southwest **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** C, MDR and O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of businesses and residential uses that have developed under C-3, C-6, O-1 and R-2 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjoining property was zoned C-3 in 1990's.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 C-3 (General Commercial) zoning

Staff Recomm. (Full):

C-3 commercial expansion onto this site is supported by the adopted One Year Plan , will not substantially change the character of this area and will continue a commercial and office transition that has been occurring along this section of Tillery Dr. for several years

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject parcel is adjacent to property already zoned C-3. The proposal will allow the subject property to be rezoned C-3 for the same range of commercial uses as allowed on the adjoining site.
2. C-3 is a logical extension of zoning along the south side of Tillery Dr.
3. Development permitted under C-3 zoning is compatible with the scale and intensity of the surrounding commercial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density residential and/or office uses for this site.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests in the future along Tillery Dr. to fill in the adjacent properties that are not zoned commercial or office.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

11/8/2007

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:

12/4/2007

Date of Legislative Action, Second Reading: 12/18/2007

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: