

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: 11-N-04-RZ **Related File Number:** 11-C-04-SP
Application Filed: 10/25/2004 **Date of Revision:**
Applicant: NEW HERITAGE, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side Dry Gap Pike, southwest of Emerald Pointe Ln.
Other Parcel Info.:
Tax ID Number: 47 146 OTHER: PORTION ZONED A **Jurisdiction:** County
Size of Tract: 1.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Two dwellings
Surrounding Land Use:
Proposed Use: Dental office **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1829 Dry Gap Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
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 CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the north and will allow uses compatible with the surrounding land uses and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The requested commercial sector plan designation and CA zoning represents a logical extension of the designation and zoning from the north.
2. CA zoning will allow uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. The property is located along a four-lane divided street and is surrounded by compatible uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on streets.
3. The proposal will have minimal impact on adjacent residential uses. The residence to the north is currently zoned CA. The townhouses to the east are separated by Dry Gap Pike and do not face this property. The residence to the south is already located next door to the Boys and Girls Club and along a four-lane street. The Boys and Girls Club is a good stopping point for commercial zoning going down the west side of Dry Gap Pike from E. Emory Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended sector plan amendment to the North County Sector Plan, the proposal is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate a similar request for commercial designation and zoning on the property to the south in the future.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 11/10/2004 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: 12/20/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: