

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-N-06-UR                      **Related File Number:**  
**Application Filed:** 10/6/2006              **Date of Revision:**  
**Applicant:** KNOX COUNTY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Martel Ln., southeast side of Maryville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 147 C D 009                      **Jurisdiction:** County  
**Size of Tract:** 2.77 acres  
**Accessibility:** Access is via Martel Ln., a local street with a 30' pavement width and 70' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Senior center                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** GC  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This undeveloped property, is located in an area that has a mix of residential and commercial uses under A, RB, and PC zoning.

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

**Street:** 6729 Martel Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Zoning to PC occurred in 1995 and concept plan approval occurred on 9/13/01 (9-SA-01-C)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



map.

**MPC Action:**

Approved

**MPC Meeting Date:** 11/9/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Adhering to the previously recorded protective covenants for this Planned Commercial development prior to issuance of any grading permits.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zoning district

**Summary of MPC action:**

APPROVE the development plan for the proposed senior center, with a total building area of 5,810 square feet in the PC (Planned Commercial) zoning district, subject to the following conditions:

**Date of MPC Approval:**

11/9/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knox County Board of Zoning Appeals

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**