CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-O-05-UR Related File Number:

Application Filed: 10/10/2005 **Date of Revision:**

Applicant: KNOX COUNTY / PUBLIC BUILDING AUTHORITY

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North side W. Governor John Sevier Hwy., east of Maryville Pike

Other Parcel Info.:

Tax ID Number: 147 C D 001-012, 110.01,110.02 **Jurisdiction:** County

Size of Tract: 2.77 acres

Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with 24' of pavement width within

110' of right of way or Maryville Pike, a minor arterial street with 24' of pavement width within 70-80' of

right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Revision of protective covenants for Southwood Commercial Park Density:

Sector Plan: South County Sector Plan Designation: Commercial

Growth Policy Plan: Rural Area

Neighborhood Context: The subject property is undeveloped, but has utilities and roads installed. The surrounding area

consists of primarily residential and commercial uses under A, RB and CA 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:

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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 the requested revisions to the protective covenants for Southwood Commercial Park in the

PC zoning district.

Staff Recomm. (Full): The requested revisions release the applicant from the requirement to have plans approved by the

developer/owner of the commercial park. The revisions do not release this or any other applicant from

the PC zoning requirement for use on review approval by MPC.

Comments: Knox County has an approved contract with the owner of Southwood Commercial Park to purchase 2

lots with the intent to construct the South Knoxville Senior Center within this commercial subdivision. The purpose of these proposed amendments to the protective covenants is to waive the Declarants' right to approve usage plans by local and/or state governmental/agency offices and facilities. In the PC zone, restrictive covenants are required to be submitted for review and approval by MPC. Closing of the property is pending MPC's approval of this use on review request to revise the previously approved

covenants. A summary of the proposed revisions, as provided by the applicant, is attached.

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

Details of MPC action: The requested revisions release the applicant from the requirement to have plans approved by the

developer/owner of the commercial park. The revisions do not release this or any other applicant from

the PC zoning requirement for use on review approval by MPC.

Summary of MPC action: APPROVE the requested revisions to the protective covenants for Southwood Commercial Park in the

PC zoning district.

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 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:

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