

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 12-A-07-PA **Related File Number:** 12-R-07-RZ
Application Filed: 11/19/2007 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North of Sherrill Blvd., east of I-140 (Pellissippi Parkway)
Other Parcel Info.:
Tax ID Number: 119 018.59 **Jurisdiction:** City
Size of Tract: 9 acres
Accessibility: Access is via Sherrill Blvd., a four lane, major collector street, built within the I-40/75 right-of-way in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Scripps Network, Inc. site expansion **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant land is part of the commercial/ open space development pattern that exists along this section of Sherrill Blvd. and has occurred under C-3, CA, RP-1, PR and OS-1 and OS zones.

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

Street: 9721 Sherrill Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: GC (General Commercial)

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 the GC (General Commercial) One Year Plan designation

Staff Recomm. (Full):

The One Year Plan designation to General Commercial before Scripps Network, Inc. can proceed with the Sector Plan and Rezoning of the site. Approval of this GC designation and C-3 rezoning are consistent with the surrounding proposed and established commercial development pattern, and will allow the addition of this property with the applicant's adjoining development in a compatible manner with the surrounding land uses

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. C-3 and CA zoning of this site for the proposed Scripps Network expansion would be compatible with established business uses in the area.
- 3. The applicant is requesting to rezone this property from RP-1 and PR to C-3 and CA in order to incorporate this property into the established Scripps Network INC. site.
- 4. The MPC One Year Plan amendment filed for a portion of the area is necessary to go forward with the C-3 rezoning portion as a complete application. This established business expansion onto this site is a time sensitive schedule in order to construct the relocated golf course entry and meet the needs of both of the businesses involved, which are located both inside and outside the City of Knoxville.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Sherrill Blvd. is a major collector street, capable of handling the additional traffic that could be generated by this development.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested Northwest County Sector Plan and One Year Plan amendment proposals for C (Commercial) and GC (General Commercial) designations for this site will support the requested C-3 and CA rezoning.
- 2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

GC (General Commercial)

Date of MPC Approval:

12/13/2007

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:

1/15/2008

Date of Legislative Action, Second Reading: 1/29/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: