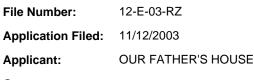
# CASE SUMMARY

APPLICATION TYPE: REZONING



Related File Number: Date of Revision:



FAX•215•2068

www•knoxmpc•org

Owner:

#### PROPERTY INFORMATION

 General Location:
 Southeast side Maryville Pike, north side Apache Trail.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 147 075.02
 Jurisdiction:
 County

 Size of Tract:
 5 acres

 Accessibility:
 Access is via Maryville Pike, a minor arterial street with 24' of pavement within a 50' right-of-way, and Apache and Rawhide Trails, both local streets with 26' pavements within 50' rights-of-way.

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant land				
Surrounding Land Use:					
Proposed Use:	Church	Density:			
Sector Plan:	South County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Are	ea			
Neighborhood Context:	This vacant site is part of the commercial area that was planned and zoned SC to support the adjoining residential development; however, this portion has never developed.				

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

Street:

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	SC (Shopping Center)		
Former Zoning:			
Requested Zoning:	OB (Office, Medical, and Related Services)		
Previous Requests:	Property was zoned SC in 1960's		
Extension of Zone:	No		
History of Zoning:	Property was zoned SC in the 1960's as part of the adjoining subdivision/shopping center development.		

#### 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	CACTION AND DISPOSITION		
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE OB (Office Medical and Related Services) zoning			
Staff Recomm. (Full):	OB zoning is less intensive than SC and will permit the proposed church. In the event the church is not developed, OB will be a more compatible zone for the adjoining residences than SC. The sector plan proposes public institutional uses for this site.			
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The request is a downzoning of the property to a zone which will have less impact on adjacent residential uses.</li> <li>2. OB zoning permits churches and will provide a transition between commercial uses to the south and residential uses to the north and east.</li> <li>3. OB zoning allows uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water and sewer utilities are available to serve the site.</li> <li>2. The impact on the street system should be reduced by this rezoning.</li> <li>3. There will be no impact on schools.</li> <li>4. The impact on adjacent properties should be reduced by this downzoning to office. The full range of commercial uses allowed under SC zoning would have a more negative impact on nearby residential development.</li> <li>5. This request is not likely to lead to future requests for office zoning in the area.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The South County Sector Plan proposes public institutional uses for the site. However, the site is zoned for commercial development.</li> <li>2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth</li> </ul>			
MPC Action:	Policy Plan. Approved		MPC Meeting Date: 12/11/2003	
Details of MPC action:			-	
Summary of MPC action:	APPROVE OB (Office, Medical, and Related Services)			
Date of MPC Approval:	12/11/2003	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	1/26/2004	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: