# CASE SUMMARY

**APPLICATION TYPE: REZONING** 

File Number: 12-E-04-RZ **Related File Number: Application Filed:** 11/8/2004 Date of Revision: NORTHSHORE PRESBYTERIAN CHURCH Applicant:

KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν N E S S E Е Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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www•knoxmpc•org

# Owner:

#### PROPERTY INFORMATION

General Location:	Northwest side S. Northshore Dr., west of Keller Bend Rd.		
Other Parcel Info.:			
Tax ID Number:	154 111	Jurisdiction:	City
Size of Tract:	7.44 acres		
Accessibility:	Access is via S. Northshore Dr., a five lane, major arterial street		

## GENERAL LAND USE INFORMATION

Existing Land Use:	Church		
Surrounding Land Use:			
Proposed Use:	Church / possible subdivision for future commercial development Density:		
Sector Plan:	Southwest County Sector Plan Designation: Commercial		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is within an area of commercial development that has developed under CA, and C-6 zones.		

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 9443 S Northshore Dr

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	A-1 (General Agricultural)		
Former Zoning:			
Requested Zoning:	C-6 (General Commercial Park)		
Previous Requests:	MPC approved a one year plan amendment to GC on 10/14/04 (10-D-04-PA).		
Extension of Zone:	Yes		
History of Zoning:	None noted for this site, but other property in the area has been zoned C-6 and developed with commercial uses in recent years		

#### PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

#### **Requested Plan Category:**

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPO	C ACTION AND DISP	OSITION		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	APPROVE C-6 (General Commercial Park) zoning				
Staff Recomm. (Full):	C-6 zoning is consistent with adjacent zoning and development found along this section of S. Northshore Dr., near an interchange with I-140.				
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The C-6 zone is compatible with the scale and intensity of the surrounding commercial land uses and zoning pattern.</li> <li>2. C-6 zoning is compatible with other properties in the immediate area that have been rezoned to C-6, PC and CA for commercial use.</li> <li>3. C-6 zoning of this site is a logical extension of commercial uses from the east, west and south,</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water and sewer utilities are in place to serve the site.</li> <li>2. The proposal will have no impact on schools.</li> <li>3. The proposed commercial zoning is compatible with surrounding development and will have minimal impact on adjacent properties. The C-6 zone includes site development standards for the protection of adjacent residential properties and a requirement for the review of a site plan by the MPC staff.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The Southwest County Sector Plan proposes commercial uses for this parcel.</li> <li>2. This site is designated as a Planned Growth area by the Growth Policy Plan</li> </ul>				
MPC Action:	Approved		MPC Meeting Date: 12/9/2004		
Details of MPC action:					
Summary of MPC action:	APPROVE C-6 (General Commercial Park)				
Date of MPC Approval:	12/9/2004	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: 1/4/2005 Date of Legislative Action, Second Reading: 1/18/2005 **Ordinance Number:** Other Ordinance Number References: **Disposition of Case, Second Reading: Disposition of Case:** Approved Approved If "Other": If "Other": Amendments: Amendments: Date of Legislative Appeal: **Effective Date of Ordinance:**