

CASE SUMMARY

APPLICATION TYPE: REZONING

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
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 12-U-07-RZ **Related File Number:** 12-I-07-SP
Application Filed: 11/5/2007 **Date of Revision:**
Applicant: COVENTRY CREEK, LLC

PROPERTY INFORMATION

General Location: Southeast side McCampbell Dr., northwest side Washington Pike
Other Parcel Info.: Sector plan amendment for parcel 089 only
Tax ID Number: 49 089 & 090 **Jurisdiction:** County
Size of Tract: 2.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and office
Surrounding Land Use:
Proposed Use: Shopping center - commercial outparcels **Density:**
Sector Plan: North City **Sector Plan Designation:** Commercial and Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & OB (Office, Medical & Related Services)
Former Zoning:
Requested Zoning: SC (Shopping Center)
Previous Requests: None noted for these parcels
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE SC (Shopping Center) zoning.

Staff Recomm. (Full): SC is a logical extension of zoning from the west and will establish SC zoning of this site up to the intersection of McCampbell Dr. and Washington Pike. It is compatible with surrounding development and zoning and consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. SC zoning is appropriate on this site as an expansion of the commercial node to the east and as an extension of the commercial designation and SC zoning from the west.
2. SC zoning is compatible with the surrounding zoning pattern.
3. SC zoning requires use on review approval from MPC prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Improvements to McCampbell Dr., as well as to its intersection with Washington Pike, may be necessary, which may include widening and realignment. The applicant will be expected to work with the appropriate engineering department in making any necessary improvements.
3. The proposal is compatible with surrounding zoning and is an extension of the commercial uses proposed by the current sector plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to commercial, SC zoning is consistent with the North City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate future requests for commercial plan designations and zoning in the area.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action: APPROVE SC (Shopping Center)

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: Knox County Commission

Date of Legislative Action: 1/28/2008 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:

Date of Legislative Appeal:

Effective Date of Ordinance: