# CASE SUMMARY

# APPLICATION TYPE: USE ON REVIEW

File Number: 2-A-03-UR Related File Number:

Application Filed: 12/18/2002 Date of Revision:

Applicant: DONALD F. SCATES

Owner:



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

## PROPERTY INFORMATION

**General Location:** Northeast side Pellissippi Pkwy., north of Bob Gray Rd.

Other Parcel Info.:

Tax ID Number: 118 12.01 Jurisdiction: County

Size of Tract: 2.26 acres

Access is via Pellissippi Parkway, an expressway with 4 travel lanes and a center median.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Residence Density:

Sector Plan: Northwest County Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area northeast of Pellissippi Parkway, north of Bob Gray Rd., has been developed with residential

uses. There are some commercial uses to the northwest at the Lovell Rd. interchange with Pellissippi

Parkway.

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

Street: 1214 Pellissippi Pkwy

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: None noted This site was included in the BP zoned portion of the Technology Corridor.

# 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

Michael Brusseau Planner In Charge:

Staff Recomm. (Abbr.): APPROVE a residence in the BP/TO zoning district, subject to 3 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

> 2. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all requirements of the BP zoning district, as well

as other criteria for approval of a use on review.

Comments: The applicant is proposing to construct a 1,040 sq. ft. house with a basement/garage on the subject property. The lot has legal access only to Pellissippi Parkway, along with two other lots, by way of an

easement connecting to the northbound lanes of the expressway.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to the site.

2. The site will have access to Pellissippi Parkway through an easement.

3. The proposed use is compatible in scale and intensity with the surrounding residential uses in the area.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY **ZONING ORDINANCE**

1. The proposal meets requirements of the BP zoning district and is compatible with the character of the neighborhood where it is proposed. The use will have very minimal impact on surrounding properties.

2. The proposal is consistent with the requirements of the Tennessee Technology Corridor Development Authority.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The sector plan proposes commercial use for this property. The site, however, is surrounded by residential development on three sides and the adjacent house to the southwest is also within the commercial designation. The Growth Policy Plan designates this site in the Planned Growth Area.

MPC Meeting Date: 2/13/2003 MPC Action: Approved

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. **Details of MPC action:** 

2. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development

Authority (TTCDA).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

APPROVE a residence in the BP/TO zoning district, subject to 3 conditions: **Summary of MPC action:** 

Date of MPC Approval: 2/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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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