

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 2-A-06-PA                      **Related File Number:** 2-B-06-RZ  
**Application Filed:** 12/13/2005                      **Date of Revision:**  
**Applicant:** E.J. BODDEN / CITY OF KNOXVILLE  
**Owner:**

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  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Southeast side S. Northshore Dr., southwest side Keller Bend Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 114                      **Jurisdiction:** City  
**Size of Tract:** 3.49 acres  
**Accessibility:** Access is via S. Northshore Dr., a five lane, major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** House and accessory garage                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Commercial, SLPA and STPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This residence is within a commercial area that has developed around the I-140/S Northshore Dr. interchange within C-6, PC, CA, OA, OB, and O-1 zones

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

**Street:** 9404 S Northshore Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Single Family Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property has not been given a designation since being annexed into the City of Knoxville.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)  
**Requested Plan Category:** LDR (Low Density Residential)

**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**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPRVOE MU (GC/O/LDR) designation

Staff Recomm. (Full): This mixed use designation will allow the property owner to seek R-1 zoning and build a residential garage at her house without meeting the City's First Fire District requirements.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. MU (GC/O/LDR and R-1 zoning on this site would reflect the continued residential use of the property while including other land uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1 zoning is less intense than the surrounding commercial zoning.
3. R-1 zoning is consistent with the residential use on the property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no additional impact on schools or the street system.
3. The recommended MU One year Plan designation and R-1 zoning reflect the current use of this property and are compatible with surrounding development and zoning. Residential use of the property will have no additional impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the recommended MU (GC/O/LDR) plan designation which will permit R-1 zoning.
2. With the recommended amendment to MU (GC/O/LDR), R-1 zoning is consistent with the City of Knoxville One Year Plan.
3. This request should not lead to future plan amendment and rezoning requests for residential use in the area.

MPC Action: Approved as Modified MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: Approval of MU (Mixed Use) (GC/O/LDR)

Date of MPC Approval: 2/9/2006 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: 3/14/2006 Date of Legislative Action, Second Reading: 3/28/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: