

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

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www.knoxmpc.org

File Number: 2-I-04-RZ **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: MURPHY ROAD PARTNERSHIP, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side Washington Pike, southeast of Murphy Rd.
Other Parcel Info.:
Tax ID Number: 49 PART OF 92 OTHER: (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 50 to 70' of right of way and 20 to 27' of pavement width in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Neighborhood commercial development **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with residential uses under A, RA and PR zoning. Commercial and office uses are located to the northwest across Washington Pike within the CA and OB zoning districts.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: Adjacent property was zoned PR in 2002 and MPC approved the CN zoning on 2/13/03 (2-J-03-RZ).
Extension of Zone: Yes, extension of CN from the northwest.
History of Zoning: MPC approved a neighborhood commercial sector plan designation and CN zoning on the adjacent property to the northwest on 2/13/2003 (2-J-03-RZ/2-B-03-SP).

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 ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CN (Neighborhood Commercial) zoning.

Staff Recomm. (Full): CN is a logical extension of zoning from the northwest. Neighborhood commercial uses are appropriate at this site, located near the intersection of minor collector and minor arterial streets and adjacent to residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The applicant is proposing to approximately double the size of the existing CN-zoned area at this location, which has yet to be developed with commercial uses.
2. Murphy Rd. is scheduled to be extended to the south, adjacent to this site, starting in 2006. This site is located southeast of the current intersection of Washington Pike and Murphy Rd. The Murphy Rd. extension will be located along the west side of this site.
3. Commercial uses are appropriate at major intersections. Washington Pike is an arterial street and Murphy Rd. is a collector street.
4. The CN zone allows commercial uses and has development requirements which are appropriate when adjacent to residential development. Development of this site will be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools, and the impact on streets will be minimal, especially when the Murphy Rd. extension is completed.
3. The development criteria of the CN zone, such as limited permitted uses, adequate building setbacks and landscape screening requirements, will minimize the impact of the use on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northeast County Sector Plan proposes neighborhood commercial uses to the northwest of this site. This rezoning request is a reasonable extension of those uses.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Staff would anticipate that there could be future requests for commercial or office designations and zoning on properties located around this intersection, especially after this site is developed and the Murphy Rd. extension is completed. Because of the surrounding residential development, care should be taken to limit future changes to neighborhood commercial and/or office designations and zones.

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE CN (Neighborhood Commercial)

Date of MPC Approval: 2/12/2004 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: 3/22/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: