

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.):

APPROVE C (Commercial) designation for this site

Staff Recomm. (Full):

CA zoning was approved for the property to the east in 2002 along with a sector plan amendment for Commercial designation. The extension of the designation to include this parcel is consistent with that action.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The adjacent property to the southeast is zoned CA and is not shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner that is consistent with the established uses and zoning of surrounding properties.
2. A Commercial designation and CA zoning would permit a range of commercial uses compatible with other commercial and office zoning in the area. A strip commercial pattern has emerged along this section of Oak Ridge Highway.
3. Development permitted under the requested Commercial designation and CA zoning is compatible with the scale and intensity of the surrounding development and zoning and the area's slope constraints to the southwest.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. CA development will impact Oak Ridge Hwy. with additional turning movements in this area, but it will have no impact on schools.
3. CA zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes low density residential uses and slope protection for this site and the adjoining commercial zoning.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for the adjacent properties along Oak Ridge Hwy. to the northwest.

MPC Action:

Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) and SP (Slope Protection)

Date of MPC Approval:

3/11/2004

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Withdrawn prior to publication?: Action Appealed?: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:

4/19/2004

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: