CASE SUMMARY

APPLICATION TYPE: REZONING

				P L A N N I N G
File Number:	3-F-04-RZ	Related File Number:	3-D-04-SP	COMMISSION TENNESSEE
Application Filed:	2/10/2004	Date of Revision:	2/23/2004	Suite 403 • City County Building 4 0 0 Main Street
Applicant:	JILL COLLINS			Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0
Owner:				F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g
PROPERTY INF				
General Location:		Old Clinton Pike, southeast of W	. Beaver Creek Dr.	
Other Parcel Info.:				
Tax ID Number:	67 141.01		Jurisdiction:	County
Size of Tract:	0.64 acres			
Accessibility:				
GENERAL LAN	D USE INFORMATIO	DN		
Existing Land Use				
Surrounding Land	Use:			
Proposed Use:	Day spa and sa	lon	Dens	sity:
Sector Plan:	Northwest Cour	nty Sector Plan Designation	on: Low Density Residential	
Growth Policy Plan	n: Planned Growth	Area		
Neighborhood Cor	ntext:			
ADDRESS/RIGI	HT-OF-WAY INFORM	ATION (where applicable	a)	
Street:	7329 Old Clinto		,	
Location:				
Proposed Street N	ame:			
Department-Utility	Report:			
Reason:				
ZONING INFOR	MATION (where app	olicable)		
Current Zoning:	RB (General Re			
Former Zoning:				
Requested Zoning	: CA (General Bu	isiness)		
Previous Requests	None noted			
Extension of Zone	:			
History of Zoning:				
PLAN INFORM	ATION (where applic	cable)		
Current Plan Categ				

Current Plan Category:

Requested Plan Category:



SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISP	OSITION		
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	APPROVE CA (G	eneral Business) zoning.	ss) zoning.		
Staff Recomm. (Full):	CA zoning will allow the use of the property for a day spa and salon and is an extension of commercial development and zoning from the north.				
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The subject property is located in an area of mixed uses. Commercial uses are located to the northeast, across Old Clinton Pike and fronting on Clinton Hwy, as well as to the northwest, at the intersection of W. Beaver Creek Dr. and Old Clinton Pike. Apartments are located to the southeast, fronting on Old Clinton Pike. 2. Commercial uses will be compatible with the surrounding development and zoning pattern. 3. Commercial uses would be appropriate along Old Clinton Pike from W. Beaver Creek Dr. southeast to the beginning of the apartment developments, just southeast of this site. The established medium density apartment development will serve as a good transition between the commercial uses and low density residential uses further down Old Clinton Pike. 				
 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are in place to serve the site. There will be no impact on schools as a result of this proposal. The street has adequat sight distance to handle the additional traffic which will be generated by the commercial us The site is located in close proximity to Clinton Hwy., a major arterial street. Impact to adjacent properties is minimal as this site is in close proximity to existing com development and zoning. 					
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended Northwest County Sector Plan amendment to commercial, the CA zoning will be consistent with the sector plan. 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 3. Staff would anticipate that there may be future requests for commercial or office plan designations and zoning on the properties still zoned RB in this immediate area 				
MPC Action:	Approved		MPC Meeting Date: 3/11/2004		
Details of MPC action:					
Summary of MPC action:	APPROVE CA (General Business)				
Date of MPC Approval:	3/11/2004	Date of Denial:	Postponements:		
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:			cation?: Action Appealed?:		
		ATIVE 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: