CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-J-01-PA **Related File Number:** Application Filed: 3/12/2001 Applicant: MICHAEL MCCLAMROCH

Owner:

PROPERTY INFORMATION

General Location:	North side S Northshore Dr., west side Pellissippi Parkway		
Other Parcel Info.:			
Tax ID Number:	154 89,95,98,99	Jurisdiction:	City
Size of Tract:	141.35 acres		
Accessibility:	Access is via S Northshore Dr., a major arterial street with 22' way.	of pavement widt	h within a 50' right-of-

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Mixed use developme	ent.	Density: N/A
Sector Plan:	Southwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This large undeveloped site is within the urban and rural residential development pattern found west of S. Pellissippi Parkway (I-140), within R-1, RA, PR and A zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)
Former Zoning:	
Requested Zoning:	TC-1 (Town Center)
Previous Requests:	Property was zoned R-1 when annexed into the city.
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

NPD (No Plan Designation) **Current Plan Category:** Requested Plan Category: GC (General Commercial)



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Date of Revision:

4-Q-01-RZ

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.:

	MP	C ACTION AND DISPO	SITION
Planner In Charge:	kp		
Staff Recomm. (Abbr.):	APPROVE MU (Mi Development) zoni		Center) , or TND-1 (Traditional Neighborhood
Staff Recomm. (Full):		sistent with the amendment to th xed use development.	ne Southwest Knox County Sector Plan to designate
Comments:	open space uses, 1 County convenient TC-1 zoning are ne to the Southwest K residential develop A community meet	to take advantage of the site's lo to an interstate highway interch ecessary for the property owner to foox County Sector Plan, which p ment, is also needed. (See prev	elop the site with residential, office, commercial and cation in a developing part of Southwest Knox ange. The requests for a MU plan designation and to proceed with his plans. In addition, an amendment previously designated the property for low density ious memorandum on the plan amendment review.) tts Elementary School to allow area residents to mendment to the sector plan.
	Ordinance, will allo submitted a concept configuration, as w	w the development of the site as ptual site plan, which depicts str	y Council as an amendment to the Knoxville Zoning s proposed by the applicant. The property owner has eet, public space, core area, and peripheral area sity, and mix of uses. This is consistent with the first ached map.)
	insure the develop applicant will have plan, a signage pla finishes, a lighting uses and proposed any business. In a issues, as well as a features. A phasin	ment of the subject property in k to submit a site plan showing co in, architectural design guideline plan with emphasis on reducing d residential densities, and opera iddition, the applicant will need to a drainage and grading plan focu	evelopment plan for approval as a use on review. To eeping with the purpose of the TC-1 zone, the impliance with the zoning ordinance, a landscaping s for new development and changes to exterior glare from the development, a schedule of permitted ational standards for permitted hours of operation for o submit a traffic impact statement addressing traffic using on any impacts on the area's Karst terrain equence of development and identifying the means in the development plan.
	retail establishmen be used to line any Scenic Highway pr	t should be designed to include larger, two-story retail establish	any building over 3,000 square feet. Any large scale two stories. Shops, apartments or office uses should ment that is proposed in the development plan. act to 35 feet above the surface of Pellissippi ceptual site plan.
MPC Action:	Approved		MPC Meeting Date: 5/10/2001
Details of MPC action:			
Summary of MPC action:	APPROVE MU (Mi Development) zoni		Center) or TND-1 (Traditional Neighborhood
Date of MPC Approval:	5/10/2001	Date of Denial:	Postponements: 4/12/01
Date of Withdrawal:		Withdrawn prior to publica	tion?: 🗌 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council		
Date of Legislative Action:	6/12/2001	Date of Legislative Action, Second Reading: 6/26/2001	
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:	