

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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File Number: 4-Q-04-RZ **Related File Number:**
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: CALVIN L. GREENE
Owner:

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, southwest of Pine Grove Rd.
Other Parcel Info.:
Tax ID Number: 84 049 **Jurisdiction:** County
Size of Tract: 3.18 acres
Accessibility: Access is via Strawberry Plains Pike, a major arterial street with 50' of right of way and 23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Two abandoned dwellings
Surrounding Land Use:
Proposed Use: Offices and condominiums **Density:** 12 du/ac
Sector Plan: East County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed primarily with large lot residential uses in the A zone. Commercial development has occurred to the northeast at the interchange with I-40.

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

Street: 6909 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) (front 300 ft.) and PR (Planned Residential) (remainder)
Previous Requests: MPC approved rezoning to OB and PR on adjacent property on 6/12/03.
Extension of Zone: Yes, extension of PR and OB from the northeast.
History of Zoning: MPC approved PR and OB zoning for the property to the northeast on 6/12/03 (6-J-03-RZ). A use on review for 57 condominiums was approved on 3/11/04. (3-E-04-UR).

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 OB (Office, Medical & Related Services) zoning for the front 300 feet of parcel 49.
APPROVE PR (Planned Residential) zoning for the remainder of parcel 49.
APPROVE a density of 1 to 12 du/ac.

Staff Recomm. (Full): OB and PR zoning for the subject property is a logical extension of the zoning pattern from the northeast and is consistent with the sector plan proposal at this location.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is consistent with the sector plan proposal for mixed uses in this area.
2. The proposal is a logical extension of the zoning pattern from the northeast.
3. The proposal will allow the proposed development to the northeast to be expanded onto the subject property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The impact on streets and schools will be minimal.
3. The impact to adjacent properties is minimal because it is a relatively small expansion of zoning which already exists on the adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East County Sector Plan proposes mixed uses for the subject property, consistent with this proposal.
2. The site is located with the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for various types of zoning in this area along Strawberry Plains Pike which is proposed by the sector plan for mixed uses.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved **MPC Meeting Date:** 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical & Related Services) for the front 300 feet and PR (Planned Residential) at a density of 1 to 12 dwelling units per acre for the remainder

Date of MPC Approval: 4/8/2004 **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: 5/24/2004 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: