

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-Z-03-RZ

Related File Number: 4-G-03-PA

Application Filed: 3/10/2003

Date of Revision:

Applicant: CHIP STANLEY

Owner:

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, east of Piney Grove Church Rd.

Other Parcel Info.:

Tax ID Number: 106 J D 32.04 OTHER: PART OF 32.01 ZONED RP-1 Jurisdiction: City

Size of Tract: 0.27 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Offices Density:

Sector Plan: Northwest County Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning: C-1 (Neighborhood Commercial)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

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 C-1 (Neighborhood Commercial) zoning.

Staff Recomm. (Full): C-1 is a logical extension of zoning from the south and west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The neighborhood commercial designation and zoning are appropriate for this site, which is adjacent to C-1 zoning on two sides and to multi-family residential zoning on the other two sides.
2. Uses permitted under C-1 zoning will be compatible with surrounding development and zoning.
3. The NC designation and C-1 zoning are logical extensions from the south and west.

THE EFFECTS OF THE PROPOSAL
1. There will be very minimal impact on Middlebrook Pike and no impact to schools as a result of this zoning change.
2. Public water and sewer utilities are available to serve this site.
3. The effect on adjacent properties as a result of this zoning change will be minimal. C-1 zoning allows limited commercial uses compared to more general commercial zones and has stricter development standards than a more intense commercial zone.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The requested One Year Plan change is a logical extension from the south and west.
2. The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes commercial uses for this site.
3. Staff anticipates that the portion of parcel 32 to the east that is not currently zoned C-1 could be requested for a zoning change to C-1 in the future. The sector plan proposes commercial use for that property as well.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE C-1 (Neighborhood Commercial)

Date of MPC Approval: 4/10/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/13/2003 Date of Legislative Action, Second Reading: 5/27/2003

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: