

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
400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 5-B-03-RZ **Related File Number:** 5-C-03-SP
Application Filed: 3/21/2003 **Date of Revision:** 5/19/2003
Applicant: PAUL G. HIBBEN, JR.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Maynardville Pike, northeast of Old Maynardville Pike
Other Parcel Info.:
Tax ID Number: 29 20, 21 **Jurisdiction:** County
Size of Tract: 12.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Farm and single family dwelling
Surrounding Land Use:
Proposed Use: Rear - Office for guardrail and striping business. Front - retail. **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7720 Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing) and F (Floodway)
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PC (Planned Commercial) based on the sector plan amendment recommendation. Applicant requests CB (Business & Manufacturing) zoning for this site.

Staff Recomm. (Full):

PC zoning would permit a range of commercial uses to be identified by the property developer through protective covenants submitted with any development proposal and approved by MPC through the use on review process. Because of the property's large size and location on a major highway, the ability of the Planning Commission to review a site plan under PC zoning can result in a proposal that addresses such issues as access to Maynardville Pike, impacts to the adjoining creek, and impacts on nearby, less-intense development. Building layout, signage and on-site circulation can also be addressed. Development of the site under PC can set a better precedent for the commercial development of other properties in this area.

Comments:

MPC Action:

Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action:

APPROVE PC (Planned Commercial) and F (Floodway)

Date of MPC Approval:

7/10/2003

Date of Denial:

Postponements: 5/8/2003,6/12/03

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

8/25/2003

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: