

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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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www.knoxmpc.org

File Number: 5-M-14-RZ
Application Filed: 3/31/2014
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side Brakebill Rd., northwest of Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 72 273 & 27303 **Jurisdiction:** City
Size of Tract: 4.57 acres
Accessibility: Access is via Brakebill Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: East County **Sector Plan Designation:** General Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is at the edge of a large commercial area at the I-40/Strawberry Plains Pike interchange. North of the site, along Brakebill Rd., are agricultural and residential uses, zoned A.

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

Street: 714 Brakebill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CB (Business and Manufacturing) & CH (Highway Commercial)
Requested Zoning: C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 is a comparable City zoning district to the former CB and CH County zoning districts and permits the existing hotel on the property. The C-6 zone is compatible with other commercial zoning present in the area. Other City properties in the area are zoned either C-3, C-4, C-5 or C-6.

Comments: Other properties in this area have been rezoned to C-3, C-4, C-5 or C-6 after annexation into the City Limits of Knoxville. The recommended C-6 zoning will require administrative approval of a site plan prior to new development.

Action: Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action: C-6 (General Commercial Park) zoning.

Date of Approval: 5/8/2014

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/10/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: