

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

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:** 6-E-07-SP                      **Related File Number:** 6-Y-07-RZ  
**Application Filed:** 5/14/2007              **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

## PROPERTY INFORMATION

**General Location:** Northwest side of Parkgate Ln., southeast of Kingston Pike  
**Other Parcel Info.:** The Plan Amendment only includes parcels 3, 4, 5, & 53.  
**Tax ID Number:** 143 B G 1, 2, 3, 4, 5, & 53                      **Jurisdiction:** County  
**Size of Tract:** 4.5 acres  
**Accessibility:** Access is via Kingston Pike, a five lane major arterial street and Parkgate Ln., a local street with 26' of pavement within a 50 right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Retail and vacant  
**Surrounding Land Use:**  
**Proposed Use:** Business and office park                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** CA, O & LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of single family housing and businesses that has developed under PC, CA and RA, PR, and RAE zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RAE (Exclusive Residential), PC (Planned Commercial) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PC (Planned Commercial) and RAE (Exclusive Residential) in the 1980's.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) & LDR (Low Density Residential)  
**Requested Plan Category:** C (Commercial)

## **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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C Commercial designation for the entire site limited to PC zoning

Staff Recomm. (Full):

A Commercial designation and PC zoning of all this property will allow its development in the manner proposed by the applicant, while giving MPC and nearby residents the opportunity to comment on the development plan prior to construction. During the site plan review process issues such as adequate buffering between the established residences and proposed uses, as well as access limitation to Parkgate Ln., a local residential street, can be addressed. The sector plan now proposes commercial, office and low density residential uses for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended Commercial designation and PC zoning are compatible with the scale and intensity of the surrounding development and zoning. From a planning and site plan design standpoint, there is no valid reason to delete the current PC zoning on the property, given its proximity to low density residential uses under a very restrictive zoning district.
2. PC is an appropriate zone for this site, which is located mostly between businesses fronting along the south side of Kingston Pike and residential housing located on adjacent local streets to the south and southwest.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact on Kingston Pike should be minimal and commercial access to the adjoining local street should be prohibited or limited. Kingston Pike is capable of handling any additional trips that this rezoning may generate.
3. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial, low density residential and office uses for the site. The sector plan amendment for Commercial designation on all the site makes it consistent with the recommended PC or requested CA zoning proposal.
2. The Knoxville-Knox County- Farragut Growth Policy Plan designates the site for Planned Growth and Urban Growth (Farragut).
3. This request may generate additional requests for CA zones in this area in the future.

MPC Action:

Approved as Modified

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE O (Office) for parcel 53 only

Date of MPC Approval:

6/14/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**