

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: 6-J-03-RZ **Related File Number:**
Application Filed: 5/12/2003 **Date of Revision:** 5/27/2003
Applicant: CALVIN L. GREENE
Owner:

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, southwest of Bell Ln.
Other Parcel Info.: Front 300' of depth to CA (Map on file.)
Tax ID Number: 84 45 **Jurisdiction:** County
Size of Tract: 12.5 acres
Accessibility: Access is via Strawberry Plains Pike, a major arterial street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial along street frontage and condominiums to the rear. **Density:** 6-12 du/ac
Sector Plan: East County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is at the southwest edge of the commercial area that surrounds the I-40/Strawberry Plains Pike interchange, within C-3, C-4, C-6 and I-3 zones.

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

Street: 6917 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) and OB (Office, Medical and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in area has been zoned RB and C-6.

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 PR (Planned Residential) zoning.
APPROVE a density of 1 to 12 units per acre.
APPROVE OB zoning to a depth of 300' from Strawberry Plains Pike

Staff Recomm. (Full): A mixed use development of this site under PR and OB zoning is consistent with the nearby RB and C-6 zonings. The sector plan proposes mixed use (Medium Density Residential and Office) for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is vacant and in close proximity to C-6 zoned property, which can be developed with retail uses.
2. OB zoning would allow a compatible office use of the Strawberry Plains frontage of this property, development of the rear of the site with housing under PR.
3. The proposed mixed use of the site would be comparable with nearby RB and C-6 zones and the scale and intensity of nearby commercial uses and zoning.

THE EFFECTS OF THE PROPOSAL

- 1. KUB has water and sewer service available to this site.
- 2. This rezoning to OB and PR at the maximum density of 12 units per acre will allow 105 units, increase area school population by 32 students, and add 945 vehicle trips per day to local traffic.
- 3. The zoning change will not have a significant impact on some of the adjacent properties, which are zoned for multi-family use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan proposes Mixed Use (Office and Medium Density Residential) for this site.
- 2. The zoning change will establish a southwestern residential/office border to the commercial area around the Strawberry Plains/I-40 interchange, while allowing a portion of the site to be used for non-residential development.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 12 dwelling units per acre and OB (Office, Medical, and Related Services) to a depth of 300' from Strawberry Plains Pike

Date of MPC Approval: 6/12/2003

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: 7/28/2003

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: