

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-N-01-RZ **Related File Number:**
Application Filed: 5/15/2001 **Date of Revision:**
Applicant: TRACY WEBB
Owner:

PROPERTY INFORMATION

General Location: Northeast side Palestine Ln., southeast side I-40/75
Other Parcel Info.:
Tax ID Number: 141 75,76,77,78,79 **Jurisdiction:** County
Size of Tract: 74 acres
Accessibility: Access is via Palestine Ln. a local street with 17' to 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This undeveloped property is part of the area around the Watt Rd./I-40/75 interchange that has been developing with highway oriented commercial activities within CA, CB and PC zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site but other property in the area has been zoned PC in recent years.

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: KP

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) zoning for parcels 75-78.
DENY PC for parcel 79.

Staff Recomm. (Full): Expansion of the PC zoning to include parcels 75-78 is appropriate given the adjoining commercial zoning and development pattern to the west. The sector plan proposes commercial, slope protection and low density residential for this property. PC zoning is inappropriate for parcel 79, given its steep slope.

Comments: Most of the subject property is suitable for PC commercial development, given its orientation to existing commercial zoning and development adjacent to the Watt Rd./ I-40-75 interchange. A small percentage of these parcels may have steep slopes, which will need to be protected during the development of the property.

The majority of parcel 79 (see attached topo map) is characterized by moderate to steep slopes, which would not be suitable for commercial development. The slopes range from 16 to 30%. This parcel is identified on the sector plan primarily for slope protection and low density residential development. Given its topographic constraints and its proximity to residential development in the Town of Farragut, PC commercial zoning on parcel 79 should be denied. (See attached letter from Ms. Ruth Hawk, Farragut Community Development Director.)

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial) for the entire site

Date of MPC Approval: 6/14/2001

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: 7/23/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PC subject to an open space buffer on parcel 79

Date of Legislative Appeal:

Effective Date of Ordinance: