

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-Y-06-RZ **Related File Number:**
Application Filed: 5/15/2006 **Date of Revision:**
Applicant: CITIZEN NATIONAL BANK
Owner:

PROPERTY INFORMATION

General Location: Southwest side Huckleberry Ln., southeast side Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 73 024 **Jurisdiction:** County
Size of Tract: 0.5 acre
Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with 26' of pavement width within 130-200' of right of way, or Huckleberry Ln., a local street with 19' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence to be removed
Surrounding Land Use:
Proposed Use: Bank **Density:**
Sector Plan: East County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: To the west and north of this site, interstate serving commercial and industrial uses are developing under C-3, C-4, C-5, C-6 and I-3 zoning. To the south and east are residential uses, zoned Agricultural.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Not an extension of CA, but site is adjacent to C-4 or C-6 zoning on three sides.
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning is more appropriate than the current PC zoning for commercial development of this site, which is too small to comply with PC zoning requirements. CA zoning is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is already zoned for commercial uses, but is too small to be developed under PC zoning. CA is a more appropriate zone for development of this site.
2. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. CA zoning is consistent with the sector plan proposal for the property. Similar C-4 or C-6 zoning is located on three of four sides of the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike is an arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zone will allow the applicant to develop a bank at this location, which would be compatible with surrounding land uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not lead to future rezoning requests for the County's CA zoning in the area, because most of the sites shown on the sector plan for commercial uses are already zoned with various City commercial zoning districts.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 6/8/2006

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: 7/24/2006

Date of Legislative Action, Second Reading: 9/25/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other": Postponed 7/24, 8/28

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: