# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 7-F-03-PA Related File Number: 7-H-03-RZ

Application Filed: 6/9/2003 Date of Revision:

Applicant: U.S. REALTY INVESTMENT CORPORATION

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

## PROPERTY INFORMATION

General Location: Southeast side Gleason Dr., west side S. Gallaher View Rd.

Other Parcel Info.:

Tax ID Number: 120 P A 12.01 Jurisdiction: City

Size of Tract: 1.13 acres

Accessibility: Access is via Gleason Dr., a minor arterial street with 22' of pavement within a 40' right-of-way, and S.

Gallaher View Rd., a major collector street with 20' of pavement within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Self-serve car wash Density:

Sector Plan: Southwest County Sector Plan Designation: MDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This site is surrounded by an area that is predominately developed with apartments and condominiums

under RB and RP-1 zoning districts. Some mixed use development is located east of the intersection,

consisting of office/warehouses, residences, a convenience store and a public school.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) and RB (General Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial) and CA (General Business)

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** None noted for this site, but property at southeast corner of intersection was approved for NC plan

designation in 1985.

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

1/31/2007 01:58 PM Page 1 of 3

Requested Plan Category: GC (General Commercial)

#### 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: Bonnie Curtiss

Staff Recomm. (Abbr.): DENY GC (General Commercial) One Year Plan designation

Staff Recomm. (Full): A General Commercial designation of the site would be inappropriate due to the irregular shape and

physical constraints of the property. Commercial development on the irregular-shaped site will likely require setback variances, placing the visual and noise impacts of the more intense commercial uses

closer to the residential uses.

**Comments:** This request for One Year Plan Amendment and Rezoning is related to Southwest County Sector Plan

Amendment for the 1.13 acre tract of land (See related Staff recommendation for denial of File No: 7-C-

03-SP)

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Conditions have not changed in the area or on the site to warrant a change to commercial uses. General commercial uses are more appropriate along the nearby commercial corridors of Kingston Pike and commercial node along Downtown West Blvd.

2. The site has physical constraints that would not allow more intense development of the property. These physical constraints include a major drainage channel through the site and presence of a large topographic depression area (probable sinkhole).

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to the site. No additional demands would be placed on the public schools.

2. Commercial uses would increase the trips generated and potential traffic conflicts at this busy intersection. Also due to the odd angle of the intersection there would be more potential traffic conflicts due to unsafe turning movements.

3. The property probably could not be developed without variances to the minimum setbacks. This would allow more intrusion of visual and noise impacts of commercial development adjacent to established residential uses.

#### CONFORMITY OF THE PROPOSAL TO THE ADOPTED PLANS

1. This site is located within the Urban Growth Area of the Knoxville/Knox County Growth Policy Plan.

2. The Southwest County Sector Plan proposes medium density residential uses for this property and surrounding properties west side of the intersection.

3. The City of Knoxville One Year Plan classifies the portion of the site within the city limits for MDR

(Medium Density Residential) uses.

MPC Action: Denied MPC Meeting Date: 7/10/2003

**Details of MPC action:** 

Summary of MPC action: DENY GC (General Commercial)

Date of MPC Approval: Date of Denial: 7/10/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 7/25/2003

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

1/31/2007 01:58 PM Page 2 of 3

**Date of Legislative Action:** 8/19/2003 **Date of Legislative Action, Second Reading:** 

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

Amendments: Amendments:

Denial stands

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:58 PM Page 3 of 3