

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-F-03-UR **Related File Number:** 7-SD-03-C
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Strawberry Plains Pike, southwest side of Huckleberry Springs Rd.
Other Parcel Info.:
Tax ID Number: 73 023.04 **Jurisdiction:** County
Size of Tract: 24.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Commercial subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 823 Huckleberry Springs Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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: Tom Brechko

Staff Recomm. (Abbr.): Approve the plan for up to 11 commercial lots, subject to 3 conditions.

Staff Recomm. (Full): 1. Meeting all requirements of the approved concept plan.
2. Development on all lots subject to review as a use-on-review pursuant to the PC (Planned Commercial) standards.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a concept plan and use on review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed realignment of Huckleberry Springs Rd. will greatly reduce the traffic impact on the residential lots on the existing segment of the road just east of the proposed commercial subdivision.
- 3. The proposed commercial subdivision is consistent with the other commercial development located at this interchange of I-40.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed commercial subdivision meets the standards for development within an PC (Planned Commercial) District and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan identifies this area for commercial use. The proposed commercial subdivision is consistent with the adopted Sector Plan.
- 2. The request for direct access to Strawberry Plains Pike from Lots 1 and 2 is not in keeping with the transportation policy of The General Plan for Knoxville-Knox County which recommends that access to adjacent properties from arterial streets should be minimized.

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

Details of MPC action: 1. Meeting all requirements of the approved concept plan.
2. Development on all lots subject to review as a use-on-review pursuant to the PC (Planned Commercial) standards.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a concept plan and use on review.

Summary of MPC action: Approve the plan for up to 11 commercial lots, subject to 3 conditions.

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

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: