

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-I-05-PA **Related File Number:**
Application Filed: 6/27/2005 **Date of Revision:**
Applicant: JAMES DORAN COMPANY D/B/A NTCL, LLC
Owner:

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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PROPERTY INFORMATION

General Location: North side S. Northshore Dr., west of I-140 (Pellissippi Parkway)
Other Parcel Info.:
Tax ID Number: 154 092,09201 OTHER: 093, 09301, 094 **Jurisdiction:** City
Size of Tract: 11.9 acres
Accessibility: Access is via S. Northshore Dr., a four lane, major arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Mixed use - commercial/office/residential **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property adjoins proposed and existing residential development and proposed mixed use development that is expected to include retail uses within TC-1 zoning.

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

Street: 9745 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was recently annexed into the city and zoned A-1 Agricultural.

PLAN INFORMATION (where applicable)

Current Plan Category: NPD (No Plan Designation)
Requested Plan Category: MU (Mixed Uses)

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 MU (Mixed Use) One Year designation for this site, limited to TC-1 zoning.

Staff Recomm. (Full): MU designation of this property will permit its incorporation into the adjoining development proposed to the north and east.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The MU designation will allow TC-1 rezoning of these properties and their incorporation into the adjoining town center development site. The proposed use of this site is compatible with the scale and intensity of adjacent town center development and TC-1 zoning pattern.
2. The requested MU designation is compatible with the surrounding development and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow TC-1 zoning and development of these properties with the adjacent proposed uses.
3. MU with TC-1 zoning of these properties would be compatible with the scale and intensity of the adjoining proposed development and zoning found in the area.
4. The site is currently in single family use; however, the traffic impact study for the adjacent TC-1 development and proposed street system should be able to include this property's development with little or no additional demand on the project.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The MU designation is similar in intensity to the currently proposed adjacent development site shown on the One Year Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE MU (Mixed Use) One Year Plan designation for this site, limited to TC-1 (Town Center) zoning

Date of MPC Approval: 7/14/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/16/2005 Date of Legislative Action, Second Reading: 8/30/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

