

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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www.knoxmpc.org

File Number: 8-Q-06-RZ **Related File Number:** 8-D-06-SP
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: HOLROB, DAVIS, SHIPE II
Owner:

PROPERTY INFORMATION

General Location: South side Strawberry Plains Pike, east side E. Gov. John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 83 060.02 **Jurisdiction:** County
Size of Tract: 5.95 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail development **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR and STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business) & F (Floodway)
Previous Requests: None noted
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) and F (Floodway) zoning. (Applicant requested CA and F.)

Staff Recomm. (Full): PC zoning will allow appropriate commercial development of the site but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal will further establish this intersection commercial node which will serve area residents, travelers and industrial park users from the south.
2. A large portion of the site is designated as stream protection area on the sector plan, because of a floodway (Swanpond Creek) that runs along the southern boundary line of the site. The PC zone will allow staff to work with the developer to protect the adjacent floodway.
3. There is another parcel to the north of the site that has been zoned PC for commercial development.
4. PC zoning will allow development of businesses at this major intersection, but will require use on review approval prior to development.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike and E. Gov. John Sevier Hwy. are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment to commercial, CA or PC zoning is consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area.

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial) and F (Floodway)

Date of MPC Approval: 8/10/2006 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: 9/25/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: