



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 6-E-09-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 6/11/2009

▶ **APPLICANT:** HALLSDALE POWELL UTILITY DISTRICT

**OWNER(S):** HALLSDALE POWELL UTILITY DISTRICT

**TAX ID NUMBER:** 38 K C 019 & 020

**JURISDICTION:** County Commission District 7

▶ **LOCATION:** North side of Cunningham Rd., west of Maynardville Hwy.

▶ **APPX. SIZE OF TRACT:** 5.7 acres

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Cunningham Rd., a major collector street with a pavement width of 20' within a 40' wide right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Offices and storage facilities

▶ **PROPOSED USE:** Offices & storage facilities

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Detached dwellings / RB residential

South: Shopping center / CA commercial

East: Retail & office / CB commercial

West: Retail & office / PC & SC commercial

**NEIGHBORHOOD CONTEXT:** The site is located within the Maynardville Hwy. commercial corridor. Development in the area consists of shopping centers, individual retail and office uses and detached dwellings.

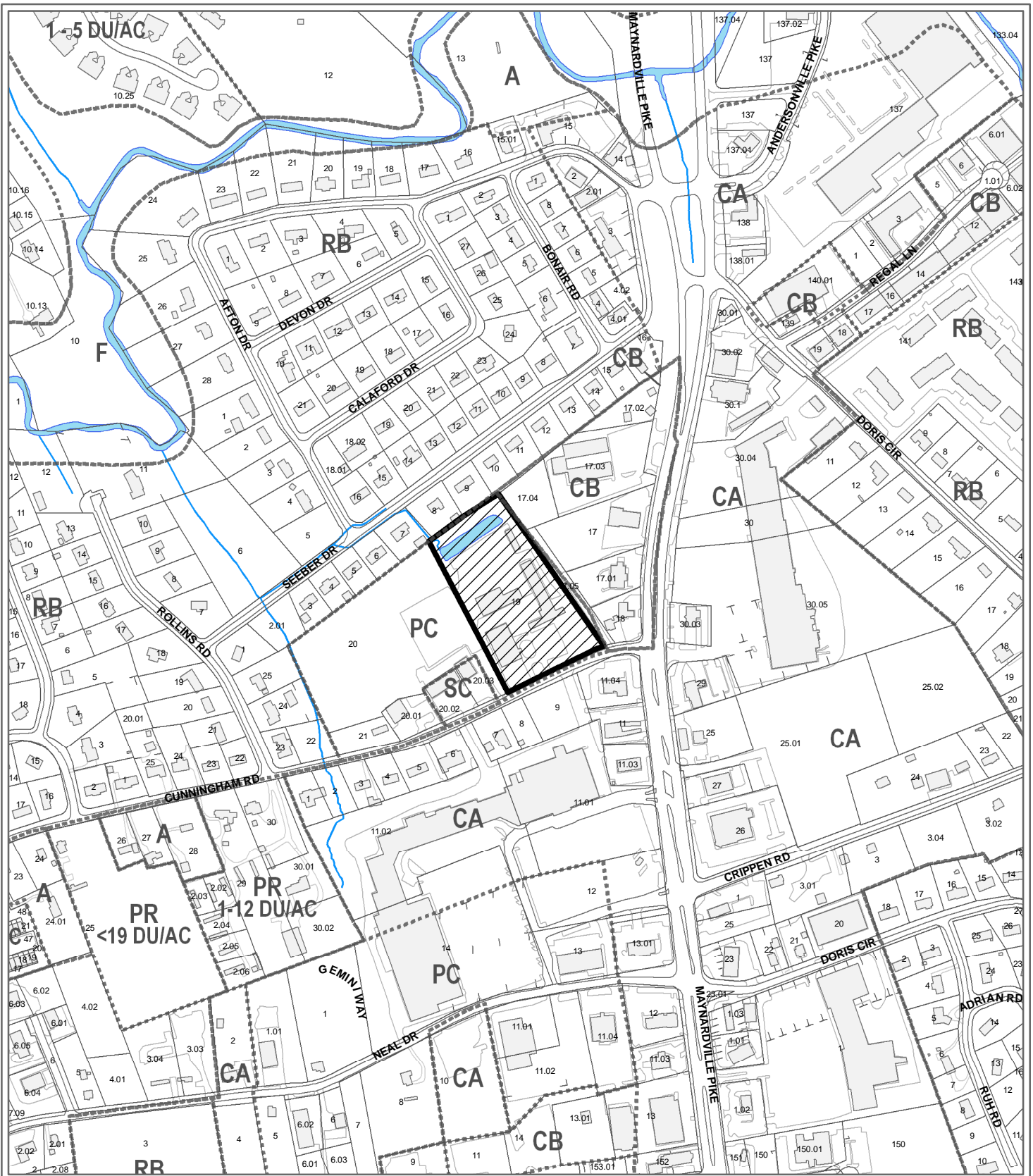
**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant's architect

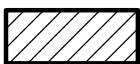
**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-E-09-UR  
USE ON REVIEW**



Offices & storage facilities in PC (Planned Commercial)

Petitioner: Hallsdale Powell Utility District

Original Print Date: 5/20/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 38  
 Jurisdiction: County

