

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 1-A-03-SP **Related File Number:** 1-F-03-RZ
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: E. G. MEEK, SR.
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: Northwest side Maynardville Pike, northwest of Old Maynardville Pike
Other Parcel Info.:
Tax ID Number: 28 264.03 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Maynardville Pike, a major arterial street with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self service storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the rural residential development that has occurred along this section of Maynardville Pike within Agricultural zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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: Ken Pruitt

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Commercial designation of this site would result in inappropriate commercial zoning adjacent to residential land uses and Agricultural zoning. The current sector plan designation of low density residential is appropriate for this property. The sector plan identifies an appropriate stopping point to the south of this site for commercial development extending north from the intersection of E. Emory Rd. and Maynardville Pike.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This undeveloped site is zoned Agricultural and could be developed with residential uses.
2. The site is in a stable, low density residential area. Commercial use of the property would disrupt the area development pattern and could lead to further commercial requests along Maynardville Pike.

THE EFFECTS OF THE PROPOSAL
1. Commercial zoning of this site would increase vehicle trips and turning movements and commercial lights and noise on a site next to residential uses. Public water and sewer services are available to the site.
2. CA zoning would allow this site to have a wide range of commercial uses, in addition to that proposed by the applicant, that would be incompatible with the scale and intensity of adjacent residential uses.
3. A floodway extending along the northwest side of the site cannot be filled and will need to be protected with any development of the property. A self-service storage facility on this property would have a more negative impact on the floodway than low density residential uses because of the amount of impervious surface (building sites and parking area) that a self-service storage facility would require.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. Commercial zoning and uses should not be permitted to extend along Maynardville Pike away from intersections of arterial and collector streets, such as E. Emory Rd. to the south, especially when there are established residential uses in the area.
2. Commercial uses should not be developed among low density residential uses.
3. Commercial use of this site would not be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

MPC Action: Approved MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 1/9/2003 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/24/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: