# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:1-A-04-SPRelated File Number:1-E-04-RZApplication Filed:12/11/2003Date of Revision:Applicant:CHARLES VAN BEKEOwner:Van Beke

#### PROPERTY INFORMATION

General Location:	Northeast side Concord Rd., south of Loop Rd		
Other Parcel Info.:			
Tax ID Number:	153 037.06	Jurisdiction:	County
Size of Tract:	8.42 acres		
Accessibility:	Access is via Concord Rd., a major arterial street with 22' of pavement within a 40' right-of-way.		

# GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Retail businesses and services, including small specialty shops. Density:		
Sector Plan:	Southwest County Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area (Farragut)		
Neighborhood Context:	This vacant site is located on the western edge of the historic Concord community within RA, CA, OA, OB and HZ zones.		

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:RA (Low Density Residential)Former Zoning:CA (General Business)Requested Zoning:CA (General Business)Previous Requests:None notedExtension of Zone:NoHistory of Zoning:None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: C (Commercial)



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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITIO	DN	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	ENY Commercial plan designation because this change would lead to a strip commercial pattern ong this section of Concord Road		
Staff Recomm. (Full):	Medium density residential development as proposed by the sector plan is more appropriate at this location than commercial uses. The property is in the Farragut Urban Growth area, although it is not now within the Farragut corporate limits. As outlined in the attached letter from the Farragut Town Planner, Ruth Hawk, this request is premature and should not be approved at this time. Currently, Concord Rd. is substandard and over capacity, conditions which would make the subject property inappropriate for the commercial uses as proposed. The road is scheduled to be widened to five lanes at this location, and until these improvements are made, a change from medium density residential to commercial should not be considered		
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The Commercial designation will allow development that would be incompatible with the scale and intensity of the surrounding predominantly residential development and zoning pattern. The current medium density plan designation is more appropriate.</li> <li>2. The property to the south and situated between Second Drive and the Norfolk Southern railroad is designated on the sector plan for commercial uses and is the appropriate commercial location in this area.</li> <li>3. The full range of uses permitted under the CA zone, which includes used car sales, would not be compatible with the scale and intensity of surrounding residential development.</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water and sewer utilities are available to serve the site.</li> <li>2. The proposed sector plan amendment and rezoning would allow the property to be developed as proposed by the applicant.</li> <li>3. The CA zone would not be compatible with the surrounding, predominantly low density residential pattern. The Farragut town plan shows residential development on the west side of Concord Rd. at this location.</li> </ul>		
	medium density residential uses on the east side of Concord Rd. 2. The site is located within the Farragut Urban Growth Area Knoxville-Knox County-Farragut Growth Policy Plan.		
MPC Action:	Approved	MPC Meeting Date: 1/8/2004	
Details of MPC action:			
Summary of MPC action:	APPROVE C (Commercial)		
Date of MPC Approval:	1/8/2004Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	County Commission		

Date of Legislative Action: 2/23/2004

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: