

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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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File Number: 1-A-18-SP **Related File Number:** 1-B-18-RZ
Application Filed: 11/22/2017 **Date of Revision:**
Applicant: ROBERT A. MAPLES

PROPERTY INFORMATION

General Location: Southeast side Three Points Rd., southwest of Mascot Rd.
Other Parcel Info.:
Tax ID Number: 51 D B 011 **Jurisdiction:** County
Size of Tract: 0.45 acres
Accessibility: Access is via Three Points Rd., a local street with 21' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence (vacant)
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with agricultural and low density residential uses, under A and RA zoning. There are two CA zoned areas to the northeast and southwest that are underutilized as far as commercial uses are concerned. There are only a few existing businesses in operation in those areas. Three of the CA zoned businesses have frontage on Rutledge Pike, a major arterial highway. Most of the CA zoned properties are currently developed with existing residences.

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

Street: 8532 Three Points Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR plan designation and RA zoning from the west
History of Zoning: Office designation and OA zoning were approved in 2012 (9-C-12-RZ/9-C-12-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): ADOPT RESOLUTION #1-A-18-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is current developed with a residence, consistent with the requested RA zoning. Office or residential uses are appropriate at this location. The proposal is a logical extension of LDR uses from the southwest.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of Three Points Rd., but the requested plan designation and zoning are less intense than the current ones, so no additional traffic will be generated. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes office uses for the site, consistent with the current OA zoning. The request to allow low density residential uses is also appropriate for this property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Properties all along Three Points Rd. are developed with low density residential uses, under RA zoning. This proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Low density residential uses have long been established along Three Points Rd. This proposal is consistent with that trend.

Action: Approved

Meeting Date: 1/11/2018

Details of Action:

Summary of Action: Adopt Resolution #1-A-18-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 1/11/2018

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: 2/26/2018

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: