

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-C-04-SP **Related File Number:** 1-O-04-RZ
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: DAVID T. BURLESON
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Wrights Ferry Rd., southeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 L B 37.01 (PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 6.87 acres
Accessibility: Access is via Wrights Ferry Rd., a major collector street with 50' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use in the CA zone **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR / Ag-RR and Slope Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area to the north around the intersection of Wrights Ferry Rd. and S. Northshore Dr. is developed with commercial uses under C-1 and C-3 zoning. The area to the south and west is developed with residential uses under A, RA and R-1 and zoning. The land to the east is zoned for medium density residential development, but is still undeveloped.

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

Street: 1413 Wrights Ferry Rd
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: None noted
Extension of Zone: Yes, extension of commercial from the northwest.
History of Zoning: MPC denied a one year plan amendment to GC and rezoning to C-6 on the 11 acre parcel directly across from the subject property on May 9, 1996 (4-J-96-PA/4-BB-96-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and A/RR (Agricultural/Rural Residential)

Requested Plan Category: C (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: Michael Brusseau

Staff Recomm. (Abbr.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses are not appropriate on this property, which extends into established residential area. The property's steep slopes are not suitable for commercial development, which would require substantial grading of the site.

Comments:

MPC Action: Denied MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 1/8/2004 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 1/13/2004

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: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: