

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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

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

File Number: 1-C-08-SP

Related File Number: 1-V-08-RZ

Application Filed: 12/6/2007

Date of Revision:

Applicant: TTC HALLS, LLC

PROPERTY INFORMATION

General Location: Northeast side Norris Fwy., southeast of Whitworth Dr.

Other Parcel Info.:

Tax ID Number: 38 082

Jurisdiction: County

Size of Tract: 1.7 acres

Accessibility: Access is via Norris Freeway, a two lane, minor arterial street with 45' of pavement within a 200' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Combine with adjacent parcel for commercial development

Density:

Sector Plan: North County

Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential site is adjacent to a SC zoned, developing shopping center which proposes to include this parcel with that development

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

Street: 7608 Norris Frwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: SC (Shopping Center)

Previous Requests: None noted for this site

Extension of Zone: Yes

History of Zoning: None noted for this site, but adjacent property was rezoned SC in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE the C (Commercial) designation

Staff Recomm. (Full):

The commercial designation extension onto this site is compatible with surrounding development and zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and SC zoning proposal is compatible with the scale and intensity of the commercial uses and SC zoning found adjacent to the site to the east and south. The SC zoning provides a vehicle through the public development plan review process where the integrity of the development of this site with the adjacent development can be maintained.
2. Other properties along the major arterial street in the area have been rezoned for commercial uses in the past.
3. SC zoning is a logical extension of the commercial zoning pattern from the east and south and requires site plan approval prior to development, where access and other issues may be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will impact area streets, but will not impact schools.
3. The proposal is compatible with the established SC commercial development pattern to the south and east.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County North Sector Plan proposes Low Density Residential use for this parcel; however, the sector plan amendment request to Commercial is consistent with the SC rezoning proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

1/10/2008

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:

2/25/2008

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: