

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 1-D-06-SP                      **Related File Number:** 1-E-06-RZ  
**Application Filed:** 11/18/2005              **Date of Revision:**  
**Applicant:** ARTHUR SEYMOUR  
**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:** Southwest side of Wrights Ferry Rd., southeast side of Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 L B 037, 037.01    **OTHER:** (PART ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 6.87 acres  
**Accessibility:** Access is via Wrights Ferry Rd., a major collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant residence  
**Surrounding Land Use:**  
**Proposed Use:** Upscale storage facility                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Slope Protection Area  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This undeveloped site is adjacent to the commercial mode located around the Morrell Rd., S. Northshore Dr. intersection. Zoned CA, C-1, C-3 and SC-1, and residential uses including both apartments and single family housing within PR, RA and A zones.

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

**Street:** 1421 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:** 1-O-04-RZ, 1-C-04-SP  
**Extension of Zone:** Yes  
**History of Zoning:** Property was denied CA zoning in 2004. (1-C-04-SP/1-O-04-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density 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: Ken Pruitt

Staff Recomm. (Abbr.): DENY C (Commercial) 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. (The applicant has submitted the attached site plan for mini-storage facilities on this site in support of this request.) The sector plan proposes low density residential, rural agricultural and slope protection for this stie.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The Commercial designation and CA zoning will allow non-residential development that is not compatible with the scale and intensity of the surrounding development and zoning pattern.  
2. CA zoning allows a wide range of uses, many of which are not appropriate for this site, considering the adjacent residential uses and the site's steep topography. Plans for this property could change, and any CA use could be established on this site.  
3. Allowing commercial development to extend further to the south would be an intrusion into the existing residential area surrounding the property and might lead to future requests for further extensions. Approval of these requests would create an undesirable strip commercial pattern.  
4. 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). The staff report at that time references traffic congestion and delays at the intersection of Wrights Ferry Rd. and S. Northshore Dr. Additional commercial uses south on Wrights Ferry Rd. would exacerbate that problem, which still exists. There is no change in the conditions of this site or the surrounding area to warrant a recommendation other than denial.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. With added vehicle trips, the proposal would have an impact on traffic on Wrights Ferry Rd. and at the intersection with S. Northshore Dr. to the north. The proposal would have no impact on schools.
- 3. Commercial uses at this site could have a negative impact on surrounding residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential and agricultural/rural residential uses for this site. Most of the site is designated by the sector plan as a slope protection area. The proposal is not consistent with the sector plan.
- 2. The site is located within the Knoxville Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Denied

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 2/9/2006

Postponements: 1/12/2006

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 2/23/2006

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 4/17/2006

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/22/2006

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** approved LDR  
(Appeal upheld)

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**