

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 1-D-07-SP                      **Related File Number:** 1-Q-07-RZ  
**Application Filed:** 12/4/2006              **Date of Revision:** 1/12/2007  
**Applicant:** SCOTT DAVIS  
**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:** Southeast side W. Emory Rd., southwest side Harrell Rd., west side Painter Farm Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 G C 082                      **Jurisdiction:** County  
**Size of Tract:** 1.81 acres  
**Accessibility:** Access is via W. Emory Rd., a minor arterial street and Harrell Rd., a major collector street. Each street is a two lane facility with 26' and 20' pavement sections respectively.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the CN zone.                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This lot is part of a residential subdivision developed under PR zoning, and generally surrounded by other residential uses and an older commercial building to the northeast on property zoned CA.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** CN (Neighborhood Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR in 1994. (3-Q-94-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and STPA (Stream Protection)  
**Requested Plan Category:** C (Commercial) and STPA (Stream Protection)

## **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.):

APPROVE C (Commercial) designation limited to CN (Neighborhood Commercial) zoning

Staff Recomm. (Full):

Commercial designation of this site limited to CN zoning will permit limited commercial development of this site in a manner compatible with single family subdivision that this site is within. The removal of this 1.8 acres from the PR zone will make the remainder of the subdivision nonconforming as to the maximum 3 unit density established at the zoning of the site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Under the regulations of the CN zone, limited commercial use of this property can be made compatible with the surrounding residential subdivision development through the zone's building setback, landscaping and screening.
2. The CN zone requires landscape screening and building setback from adjoining residential zones and uses. Commercial development of the property under the requirements of the CN zoning can minimize any adverse impact to the surrounding residential uses.
3. Commercial zoning of this 1.8 acre site will make the remainder of the Painter Farms subdivision non-conforming as to the established maximum density of 3 du/ac.
4. The General plan policies support neighborhood commercial uses at the intersection of arterial and collector streets, and two quadrants of this intersection already have non-residential uses and commercial zoning in place.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the approval of the requested amendment to the Northwest County Sector Plan from low density residential to commercial, a CN rezoning will be consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial and CN or CA zoning on the other corner of the W Emory Rd/ Harrell Rd intersection in the future.

MPC Action:

Approved as Modified

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) and STPA (Stream Protection) limited to CN (Neighborhood Commercial) zoning

Date of MPC Approval:

2/8/2007

Date of Denial:

Postponements: 1/11/2007

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

3/26/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**