

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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-G-08-PA **Related File Number:** 1-R-08-RZ
Application Filed: 12/10/2007 **Date of Revision:**
Applicant: DAVID HARRELL

PROPERTY INFORMATION

General Location: South side Fox Lonas Rd., northeast side N Cedar Bluff Rd.
Other Parcel Info.: Only 8-acres of the central portion of the site to be rezoned to C-6.
Tax ID Number: 119 005 **Jurisdiction:** City
Size of Tract: 25.35 acres
Accessibility: Access is via N. Cedar Bluff Rd., a five lane, major arterial street and Fox Lonas Rd., a five lane, major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping Center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant, wooded site is surrounded by residential, office, and retail uses and a private school that have developed under PR, RP-1, OA, OB, PC and C -3 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: GC (General 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 GC (General Commercial) One Year Plan designation for the reduced area.

Staff Recomm. (Full):

A GC (General Commercial) designation of 8-acres in the middle of this 25-acre site will not adversely impact much of the surrounding area because of the buffer area that will be retained within the site.

Comments:

The subject property is currently vacant, with a number of large sink holes and overhead power lines located on the site. The applicant has submitted a proposal that would rezone only the middle of the site and leave the sink holes and power line easement undeveloped.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC General Commercial One Year Plan designation and recommended PC-1 or requested C-6 zoning of the reduced 8-acre site in the middle of this 25 acre tract will allow the preservation of the large sinkholes on the site and provide a natural landscape buffer for properties to the south, east and west. Catholic High School is located to the north across Fox Lonas Rd.
2. The recommended PC-1, the requested C-6 and the present RP-1 zones require site plan review before any development can occur on the site. Development plan approval should ensure that any development is done in an environmentally sound manner and that adequate infrastructure and other improvements are in place to accommodate the uses proposed.
3. Surrounding properties are sufficiently developed to reduce the potential for additional demand for commercial uses north of this site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. Commercial development of this 8-acre site will add traffic and turning movements to Fox Lonas Rd. and the signalized intersection of N Cedar Bluff Rd. It is expected that a traffic impact analysis will be required prior to construction to identify any needed road improvements resulting from this development proposal. A grocery store with a fast food business on the out parcel would generate approximately 10,418 vehicle trips per day.
3. The revised request should reduce adverse commercial impacts on surrounding property since much of the site will be left undeveloped and provide a buffer to surrounding development.
4. Allowing commercial activities within PC-1 or C-6 zones and maintaining the majority of the site under RP-1 zoning in its undeveloped natural condition is a desirable development pattern for this property, short of public acquisition of the property.
5. The developer of this site should be expected to examine a secondary access to the residential property to the south

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the One Year plan propose OS Open Space and MDR Medium Density Residential uses for this site. Approval of the One Year Plan amendment to GC for the 8-acres is necessary to approve either PC-1 or C-6 zoning .
2. The site is located in the Urban Growth Area (inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not expected to generate similar commercial zoning request due to established uses.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 1/10/2008-2/14/2008

Date of Withdrawal:

3/13/2008

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/8/2008

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 4/22/2008

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: