CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-O-04-RZ Related File Number: 1-C-04-SP

Application Filed: 12/8/2003 Date of Revision:

Applicant: DAVID T. BURLESON

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

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 Jurisdiction: County

Size of Tract: 6.87 acres

Accessibility:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 CA (General Business) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): CA zoning allows a wide range of uses which are not appropriate for this site, but are more appropriate

at the commercial node located to the northwest, at the intersection of S. Northshore Dr. and Wrights

Ferry Rd..

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.

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.

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: 1/8/2004

Details of MPC action:

Summary of MPC action: DENY CA (General Business)

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:

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If "Other":	If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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