



**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:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY C (Commercial) sector plan designation.

Staff Recomm. (Full):

Commercial use of this property would be out of character with surrounding land uses and zoning and would be a spot sector plan amendment. Additionally, the proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.

Comments:

MPC staff had previously recommended denial of these requests and MPC voted to deny both requests at the October 8, 2009 meeting. The applicant appealed MPC's decisions on both applications. The Knox County Commission, at its November 16, 2009 meeting, referred the items back to MPC for further consideration. MPC staff has reconsidered the merits of sector plan application and maintains its recommendation to deny. The site clearly does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan. With the recommended denial of the sector plan amendment to commercial, the requested CA zoning can not be considered.

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for LDR development at this location. Approval of commercial at this location would be a spot sector plan amendment. The small CB zoned parcel to the west is not recognized as commercial on the sector plan. It was rezoned CB for placement of a billboard before sector plan amendments were required to accompany rezoning requests.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change. These same requests were recommended for denial by MPC on June 12, 2008.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No significant changes have occurred to justify amendment of the sector plan to commercial or rezoning to CA.

Action:

Denied

Meeting Date: 1/14/2010

Details of Action:

Summary of Action:

DENY C (Commercial) sector plan designation.

Date of Approval:

Date of Denial: 1/14/2010

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 10/9/2009**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

