

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR 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

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File Number: 10-B-07-SP

Related File Number: 10-M-07-RZ

Application Filed: 9/4/2007

Date of Revision:

Applicant: JACK GIBBONS

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, southwest of McCubbins Rd.

Other Parcel Info.:

Tax ID Number: 62 268

Jurisdiction: County

Size of Tract: 5.6 acres

Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Commercial use

Density:

Sector Plan: East County

Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This developed site is within an area of scattered residential housing and vacant land zoned Agricultural and PR.

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

Street: 8415 Strawberry Plains Pike

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: Same applications denied by MPC on 9/14/06 (9-J-06-RZ/9-B-06-SP).

Extension of Zone: No

History of Zoning: Property was denied CA zoning in 2006. (9-J-06-RZ/9-B-06-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (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.):

DENY C (Commercial) designation

Staff Recomm. (Full):

A Commercial designation is out of character with the surrounding established and proposed development and zoning. The sector plan proposes low density residential use for this site. The applicant was denied this same request in 2006 when he was issued a stop work order for the hydro seeding business that he was operating on the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The Commercial designation and CA zone are not consistent with surrounding zoning and development. The existing LDR and Rural Residential designations and PR and A zoning will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Sufficient CA zoning is in place along Asheville Hwy. to the north to serve this portion of Knox County.
- 3. This CA rezoning is needed to accommodate an existing business operating on this site and the approval could result in expansion of stated issues regarding truck traffic, lighting, noise, hours of operation and other concerns associated with the commercial use on this site. Such effects have already impacted the surrounding area.
- 3. The Commercial designation and CA zoning allow other development, beyond the proposed landscaping business that would be out of character with surrounding rural residential uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the area.
- 2. The CA zoning would permit the present business and would allow its expansion which would add traffic and turning movements to this section of Strawberry Plains Pike. A more appropriate location for this business and CA rezoning would be along Asheville Hwy.
- 3. The CA zoning would adversely impact surrounding properties and be incompatible with the scale and intensity of other development and zoning in the area and could be expected to lead to other CA rezoning requests.
- 4. The adjoining property to the northeast side of this site has been acquired by Knox County for a new elementary school.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested Commercial designation and CA zoning are not consistent with the LDR proposed for this property and the adjoining areas by the Sector Plan.
- 2. The property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Denied

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 10/11/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 11/13/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 12/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Denied (Withdrawn)

If "Other":

Amendments:

Appeal withdrawn. Denial Stands

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: