

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-03-SP **Related File Number:** 11-D-03-RZ
Application Filed: 9/26/2003 **Date of Revision:**
Applicant: EDWARD METLER
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: Northwest side Schaad Rd., northeast side Todd Ln.
Other Parcel Info.:
Tax ID Number: 79 G A 2 **Jurisdiction:** County
Size of Tract: 16000 square feet
Accessibility: Access is via Schaad Rd., a minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair shop
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This commercial site is located in an area developed with both residential and commercial uses zoned RB, PR, CA and CB.

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

Street: 3715 Schaad Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned CA in 1968 when existing building was constructed.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial)

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 for this site

Staff Recomm. (Full): Commercial designation is compatible with the use of this site and other nearby commercially developed properties. This is a request to correct a mapping error that occurred when the 1968 commercial rezoning of the property was not maintained on the zoning map.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The CA zone on this site is appropriate within this mixed use area which contains businesses, churches and residences.
2. Uses allowed under CA are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes both CA and CB zoning.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the continued commercial development of this site can be accommodated by Schaad Rd.
3. Commercial development of this site will have no impact on schools.
4. CA zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes low density residential use for the site.
2. This site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/15/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: