

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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: 11-A-10-SP **Related File Number:** 6-C-10-RZ
Application Filed: 10/4/2010 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION AND CGK, INC.

PROPERTY INFORMATION

General Location: Southeast side Fox Rd., northeast of Canton Hollow Rd.
Other Parcel Info.:
Tax ID Number: 143 127 OTHER: EAST PORTION ONLY **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Fox Rd., a major collector street with 18' of pavement width within 100' of railroad and street right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and house
Surrounding Land Use:
Proposed Use: Restaurant and marine rentals **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with residences under A, RA, PR and RB zoning. There is a church nearby and Fox Rd. marina is adjacent to the east, zoned A.

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

Street: 1104 Fox Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: MPC denied this sector plan amendment by CGK, Inc. on July 8, 2010 (6-A-10-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: RC (Rural 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:** Michael Brusseau**Staff Recomm. (Abbr.):** DENY RC (Rural Commercial) sector plan designation.**Staff Recomm. (Full):** The site does not meet any of the criteria of the Knoxville-Knox County General Plan 2032 for changes of conditions warranting amendment of the land use plan. The request is a spot sector plan amendment.**Comments:** These requests are the same that were denied unanimously by MPC on July 8, 2010. The original applications were filed by CGK, Inc. under MPC file numbers of 6-C-10-RZ and 6-A-10-SP. After the applications were denied by MPC, the applicant appealed the decision to the Knox County Commission. On September 27, 2010, after considering the rezoning appeal, referred the rezoning application by CGK, Inc. back to MPC and initiated a new sector plan application with the Knox County Commission as the applicant (11-A-10-SP). Regardless of MPC's recommendation decision, these two applications will be forwarded to Knox County Commission for their consideration on December 20, 2010. At that time, the County Commission will be able to consider and take action on both the rezoning and sector plan requests. County Commission may only amend the sector plan if the application is initiated by them, which is now the case.**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, consistent with the surrounding zoning. Approval of RC uses for this site would be a spot sector plan amendment.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred that warrant this sector plan change.

Action: Other**Meeting Date:** 11/10/2010**Details of Action:****Summary of Action:** MPC voted to take No Action**Date of Approval:** 11/10/2010**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** Knox County Commission**Date of Legislative Action:** 12/20/2010**Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:****Disposition of Case:** Denied**Disposition of Case, Second Reading:****If "Other":****If "Other":****Amendments:****Amendments:**

Denied 12/17/2010 (Rescheduled Dec Mtg Date)

Date of Legislative Appeal:

Effective Date of Ordinance: