

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 11-B-02-SP **Related File Number:** 11-G-02-RZ
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: JOHN PRICE
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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side W. Governor John Sevier Hwy., west of Government Farm Rd.
Other Parcel Info.:
Tax ID Number: 147 141 PART OTHER: MAP ON FILE. **Jurisdiction:** County
Size of Tract: 3.7 acres
Accessibility: Access is via Gov. John Sevier Hwy., a two lane minor arterial highway with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Tractor equipment sales **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within an area of rural residential uses zoned A Agricultural. A vacant medical office building is locate to the northwest within an OB zone.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: 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.):

DENY C (Commercial) designation for this site.

Staff Recomm. (Full):

The South County Sector Plan identifies the Gov. John Sevier Hwy/Maryville Pike intersection to the west as the commercial node to serve the rural and low density residential development proposed for this area. Commercial designation of this site would encourage additional commercial requests along the 2,000 foot section of Gov. John Sevier Hwy. between this site and the proposed commercial node.

Comments:

A. Need and Justification for Proposal

1. This site is proposed for low density residence use and can be used for residential development.
2. The site is in a stable, rural and low density residential area. Commercial use of the property would disrupt this residential development pattern and could lead to further commercial requests along Gov. John Sevier Hwy. Rezoning the property to CB would be an example of spot zoning.

B. Effects of Proposal

1. The change would add more traffic and vehicle turning movements to and from this site which is presently surrounded by rural residential uses. Public water service is available to the site, but public sewer is not.
2. Non-residential use of the property would negatively impact surrounding residential areas by introducing more traffic, noise and non-residential visual impacts onto a site adjacent to residential uses.
3. CB zoning would allow this site to have a wide range of commercial and light industrial uses, in addition to the proposal by the applicant, that would be incompatible with the scale and intensity of surrounding residential uses.

C. Conformity to the General Plan

1. Commercial uses should continue to be clustered around the Gov. John Sevier/Maryville Pike intersection, as proposed by the sector plan, to serve the established residential uses in the area.
2. Commercial uses should not be mixed with low density residential uses.
3. Commercial use of this site would not be compatible with the scale and intensity of the surrounding land uses and zoning pattern. Across the street, on the north side of Gov. John Sevier Hwy., is single-family housing.

MPC Action:

Denied

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 11/14/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: