

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 12-A-04-SP                      **Related File Number:** 12-D-04-RZ  
**Application Filed:** 11/8/2004                      **Date of Revision:**  
**Applicant:** DWANE LAY  
**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 Maynardville Pike, northeast of Old Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 29 17, 17.01                      **Jurisdiction:** County  
**Size of Tract:** 3.1 acres  
**Accessibility:** Access is via Maynardville Pike, a major arterial street with 36' of pavement within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Office, warehouse and retail                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in the section of Maynardville Pike that has had recent commercial zonings to PC and CA.

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

**Street:** 7709 Maynardville Pike  
**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 for this site, but property to the northeast was rezoned PC in 2003.

## 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 other recent sector plan changes made in the area in the last two years.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The properties to the southwest and northeast are zoned CA and PC and shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established and proposed uses and zoning of surrounding properties.
2. A Commercial designation and CB zoning would permit a range of commercial uses compatible with other commercial zoning in the area. A commercial pattern along Maynardville Pike. has emerged in this area.
3. Development permitted under the requested CB zoning is compatible with the scale and intensity of the surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. CB development will impact Maynardville Hwy. with additional turning movements in this area, but it will have no impact on schools.
3. CB zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential use for this site with commercial to the southwest and northeast. Commercial rezoning of this site would be a logical extension of the zoning pattern.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for other properties along Maynardville Hwy. to the northeast to Quarry Rd.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 12/9/2004

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: 1/24/2005

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:**