

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 12-B-05-SP **Related File Number:**
Application Filed: 11/1/2005 **Date of Revision:**
Applicant: PATRICK AND MICHELLE TRACY
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Topside Rd., west side Maryville Pike
Other Parcel Info.:
Tax ID Number: 147 PART OF 67.01 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Topside Rd., a minor collector street with 20' of pavement width within a 50 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair business
Surrounding Land Use:
Proposed Use: Auto repair business **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a residential area that includes residential, commercial and institutional uses that have developed under A, RA, RB and CA zones.

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

Street: 3106 Topside Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

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.): DENY C (Commercial Designation for this property)

Staff Recomm. (Full): The business located on the site is illegal. The garage building was permitted as a residential accessory building. The Sector Plan proposes low density residential use for this site and all surrounding property, including the convenience store located to the northeast of this site within the CA zone.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located in a low density residential area that is developed with a convenience store, single family residences and a church. This CA zoning extension is requested to legalize an existing commercial business.
2. Approval of Commercial designation and extension of the existing CA zoning would legalize the commercial business but also expand the CA zone at the intersection of Topside Rd. and Maryville Pike and likely lead to further commercial expansion at this location.
3. The site is bordered by low density residential uses on three sides. The current RB zoning of the site permits residential development that would be compatible with adjoining residential uses and recommended by the plan.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The streets will not be further impacted by this rezoning since the business is in place now.
3. Approval of the commercial designation would not immediately impact surrounding residential properties since it is proposed to legalize the existing operation. However, this request will likely lead to further commercial expansion requests, particularly to the north, to create a development pattern that goes beyond the appropriately designated commercial center at W. Gov. John Sevier Highway and Maryville Pike.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the requested Commercial amendment to the South County Sector Plan, a CA rezoning would be consistent with the sector plan.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future commercial sector plan amendments in this area and CA rezoning designations on the parcels to the north along Maryville Pike., which are still zoned A and RB.

MPC Action: Denied MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: 12/8/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?: 1/6/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Appeal (No motion)

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: