

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHEAST 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: 12-C-15-SP **Related File Number:** 12-D-15-RZ
Application Filed: 10/26/2015 **Date of Revision:**
Applicant: TIM AND KIM WEBB

PROPERTY INFORMATION

General Location: Southeast side Tazewell Pike, northeast of Ridgeview Rd.
Other Parcel Info.:
Tax ID Number: 39 PART OF 199 OTHER: MAP ON FILE **Jurisdiction:** County
Size of Tract: 1.2 acres
Accessibility: Access is via Tazewell Pike, a major collector street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and garage
Surrounding Land Use:
Proposed Use: Small business **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Ag/RR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily developed with agricultural and rural residential uses under A zoning. There is a nearby church, zoned A, and various spots of commercial uses, zoned CA and CB

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

Street: 6130 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
Requested Plan Category: GC (General Commercial) & SLPA (Slope Protection Area)

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.):

ADOPT RESOLUTION #12-C-15-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) (Applicant requested GC.)

Staff Recomm. (Full):

Commercial zoning is already in place on several sites in the vicinity of the subject property, so this commercial area is already established. However, it is not recognized on the current sector plan.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Tazewell Pike in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan currently proposes agricultural and rural residential uses for the subject property. However, several nearby properties are zoned CA or CB, most with commercial uses in place, including on the CA-zoned property directly northeast of the subject property, which is a car repair business. There is also an established business to the northwest, across Tazewell Pike, zoned CB. CN and CR are two of the three commercial zones that may be considered in the Rural Area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy impact this proposal. The surrounding CA and CB zoned areas have been in place for many years, despite the fact that they are not consistent with the current sector plan or Growth Plan proposals for the area. The precedent for commercial in this area has been set, and this minor extension of it is acceptable, as long as the zoning is limited to either CN or CR. The existing CA and CB zones were established prior to the Growth Policy Plan or the requirement for sector plan amendments to accompany inconsistent rezoning proposals.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are several CA and CB zoned tracts in the immediate vicinity of the site, many of which are developed with businesses. The trend for a small commercial area along this section of Tazewell Pike has long been established.

Action:

Approved

Meeting Date: 12/10/2015

Details of Action:

Summary of Action:

Adopt Resolution #12-C-15-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and SLPA (Slope Protection Area) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval:

12/10/2015

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: 1/25/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: