

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 12-G-05-SP **Related File Number:** 12-M-05-RZ
Application Filed: 11/14/2005 **Date of Revision:**
Applicant: JOHN G. MOORE
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
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PROPERTY INFORMATION

General Location: South side Norris Freeway, west of Maynardville Hwy.
Other Parcel Info.:
Tax ID Number: 38 F A 013 (PART) **Jurisdiction:** County
Size of Tract: 4.3 acres
Accessibility: Access is via Norris Freeway, a three-lane, minor arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping center **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located between commercial and residential property that has developed under RB, A and SC zoning.

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: CA (General Business)
Previous Requests: Property was withdrawn from SC consideration in July 2005
Extension of Zone: Yes
History of Zoning: This property was removed from the adjoining site's application that was approved by MPC on 11/19/2005. (7-C-05-SP/7-O-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and STPA (Stream Protection Area)
Requested Plan Category: C (Commercial) and STPA (Stream Protection Area)

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 Commercial designation limited to SC (Shopping Center) zoning for the A zoned portion of the site north of Beaver Creek.

Staff Recomm. (Full):

Commercial designation limited to SC zoning for the portion of the site north of Beaver Creek would allow the same land use as found to the north across Norris Freeway. The sector plan proposes low density residential use and stream protection for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and SC zoning proposal is compatible with the scale and intensity of the commercial uses and SC zoning found to the north across Norris Freeway and provides a means through the public development plan review process where the integrity of the Beaver Creek drainage system through this site can be maintained.
2. Other properties along the major arterial street in the area have been rezoned for commercial uses in the past.
3. SC zoning is a logical extension of the commercial zoning pattern from the north and requires site plan approval prior to development, where environmental and buffering issues may be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will impact area streets, but will not impact schools.
3. The proposal is compatible with the established commercial development pattern to the north and will be buffered from the residential property to the south by Beaver Creek, but not to the southwest.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County North Sector Plan proposes Low Density Residential use and stream protection for this parcel; however, the sector plan amendment request to Commercial and Stream Protection is consistent with the SC rezoning proposal.
2. The floodway study prepared by Knox County with the help of a consultant identifies the floodway, no fill area, 100-year fringe and 500-year fringe for this location. The staff recommendation will help to preserve the ability of the Beaver Creek floodway at this location to adequately move stormwater through the area.

MPC Action:

Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) designation limited to SC (Shopping Center) zoning for the A zoned portion of the site north of Beaver Creek

Date of MPC Approval:

12/8/2005

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:

1/23/2006

Date of Legislative Action, Second Reading: 4/24/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 1/23/06, 2/27, 3/27

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Mr. Moore agreed to donate approx. 8 acres out of the flood zone to the Legacy Park Foundation, if the Foundation wants it.

Effective Date of Ordinance: