

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-A-06-SP **Related File Number:** 2-A-06-RZ
Application Filed: 12/6/2005 **Date of Revision:**
Applicant: WALKER TRUCK CONTRACTORS, INC.
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: North side Rutledge Pike, east of Rosewood Rd.
Other Parcel Info.:
Tax ID Number: 51 104 **Jurisdiction:** County
Size of Tract: 64 acres
Accessibility: Access is via Rutledge Pike a four lane, median divided major arterial highway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, and earth borrow pit
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is part of a rural, largely undeveloped area of Rutledge Pike that has had both residential and heavier commercial development in recent years within RB,PR, CA, CB and I zones.

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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)
Requested Plan Category: C (Commercial) & SLPA (Slope 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 C (Commercial) & SLPA (Slope Protection Area) designation

Staff Recomm. (Full): A commercial designation of this site is consistent with other commercial rezonings in the past ten years on Rutledge Pike both east and west of this site The Sector Plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Commercial uses within PC zoning would be compatible with the scale and intensity of other commercial zoning and development to the west.
2. Commercial designation and PC zoning of this 64 acre site will provide the community with additional vacant land for business development.
3. Commercial designation and PC zoning of this site is consistent with the development trend along the section of Rutledge Pike to the west in recent years and will provide additional business development opportunities on this under utilized four lane arterial highway.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools, and Rutledge Pike has capacity to handle added traffic volumes.
3. The recommended PC zoning requires site plan approval where compatibility issues with nearby undeveloped land, Agricultural zoning and low density residential uses can be addressed and solutions offered that will minimize impacts on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1.Approval of the Northeast County Sector Plan amendment request for Commercial designation of this site is needed to be consistent with the proposed PC, or requested CB zoning.
2. This request may lead to future plan amendment and rezoning requests for commercial in the area.

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) & SLPA (Slope Protection Area)

Date of MPC Approval: 2/9/2006 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: 3/27/2006 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:

