

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTH 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:** 2-A-14-SP                      **Related File Number:** 2-F-14-RZ  
**Application Filed:** 12/26/2013                      **Date of Revision:**  
**Applicant:** ANNE ELIZABETH KEY

### PROPERTY INFORMATION

**General Location:** Northwest side Maryville Pike, south of Rudder Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 N B 011                      **Jurisdiction:** County  
**Size of Tract:** 0.7 acres  
**Accessibility:** Access is via Maryville Pike, a minor arterial street with 24' of pavement width within 60' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Produce stand                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential and agricultural uses under A and RB zoning. There is some CA (General Business) zoning to the north, but there are no apparent commercial uses located there.

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

**Street:** 2815 Maryville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CN (Neighborhood Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** NC (Neighborhood Commercial)

## 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.):

DENY NC (Neighborhood Commercial) sector plan designation.

Staff Recomm. (Full):

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for neighborhood commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on the 0.7 acre site would be incompatible with surrounding land uses and would constitute a spot sector plan amendment. There is some established CA zoning located less than 400 feet to the north that is unused.

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 road improvements have been made recently in the area. Maryville Pike, which is classified as a minor arterial street, and is sufficient to provide access for commercial uses. However, commercial uses should be located within commercial nodes at intersections with other collector or arterial streets. This site is located in the middle of a section of residential uses, zoned RB on the west side of Maryville Pike.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for low density residential (LDR) development at this location. This property is located within a large area of LDR designated and developed land. Approval of any type of commercial uses for this site would be a spot sector plan amendment.

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

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that commercial uses are not appropriate along this section of Maryville Pike. Approval of these requests could lead to additional requests for commercial uses in the future on properties fronting on Maryville Pike.

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

There are no apparent trends that warrant an amendment to the sector plan. There is existing CA zoning less than 400 feet to the north of the site at the intersection Maryville Pike and Rudder Rd. that is underutilized and could accommodate any commercial uses that may be needed in the area. This CA zoned area is not recognized on the sector plan and was established prior to sector plan amendments being required for consideration of inconsistent zoning districts.

Action:

Denied

Meeting Date: 2/13/2014

Details of Action:

Summary of Action:

DENY NC (Neighborhood Commercial) sector plan designation.

Date of Approval:

Date of Denial: 2/13/2014

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**