

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 2-D-04-SP **Related File Number:** 2-O-04-RZ
Application Filed: 1/26/2004 **Date of Revision:**
Applicant: STERLING WEBB
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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Oak Ridge Hwy., northwest Ridgedale Rd.
Other Parcel Info.:
Tax ID Number: 79 J A 001,002 **Jurisdiction:** County
Size of Tract: 11.81 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 45' of pavement within a 130' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family dwelling, commercial building and vacant land.
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the older large lot rural residential housing pattern that exists along this section of Oak Ridge Hwy., which has seen some infill by office, retail and related non-residential uses within CA and C-3 zones.

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

Street: 6523 Oak Ridge Hwy.
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 for this site but adjoining property was zoned CA in 2000
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjoining property was zoned CA in 1999.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General 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 Commercial Designation for this site

Staff Recomm. (Full): Expansion of commercial onto this property is contrary to the residential land uses to the east and west of the site although the property to the east is zoned CA. The sector plan proposes low density residential use for these parcels and the adjoining CA zoned property. (See memo from Long Range Planning Staff.)

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The adjacent property to the southeast is in residential use although zoned CA and is not shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner that is not consistent with the established residential uses of surrounding properties.
2. A Commercial designation and CA zoning would permit a wide range of undesirable commercial uses and could lead to additional commercial zoning requests in the area. A strip commercial pattern could then emerge along this section of Oak Ridge Highway/Western Avenue.
3. Development permitted under the requested Commercial designation and CA zoning is not compatible with the scale and intensity of the surrounding residential development or the site's environmental constraints of slope, drainage and a sinkhole. The applicant submitted the attached conceptual subdivision layout of the property in support of his request.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. CA development will impact Oak Ridge Hwy. with additional turning movements in this area, but have no impact on schools. Proposed road improvements to Oak Ridge Highway/Western Avenue at this location are not scheduled to be completed within the next two years.
3. CA zoning allows many use that are incompatible with surrounding residential uses. The Knox County Engineering Department has identified a sink hole on this site and adjoining property which needs to be protected. (See attached memo.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes low density residential uses for this site and the adjoining commercial zoning and development.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for the adjacent properties along Oak Ridge Hwy. to the northwest.

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 2/12/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/22/2004

Ordinance Number:

Disposition of Case: Approved

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: