

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-E-05-SP **Related File Number:** 2-M-05-RZ
Application Filed: 1/24/2005 **Date of Revision:**
Applicant: ROCKY HILL LAND PARTNERS
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: Southeast side S. Northshore Dr., northeast of Wrights Ferry Rd.
Other Parcel Info.:
Tax ID Number: 133 E C 007, 014 **Jurisdiction:** County
Size of Tract: 9.4 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This undeveloped OB zoned area has residential uses located to the east, west and south that have developed within RB and A zones. Commercial uses occur along S. Northshore Dr. north and west of the church cemetery, within C-3 and CA zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, from the north
History of Zoning: Property was rezoned to OB in 1999 (3-G-99-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (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 C (Commercial) sector plan designation.

Staff Recomm. (Full): A commercial designation for this site represents an intrusion into a stable residential area that would be adversely impacted by commercial activities on the subject property. The sector plan proposes low density residential use for the site, although it is zoned OB (Office, Medical & Related Services).

Comments: **NEED AND JUSTIFICATION FOR THE PROPOSAL**
1. This site is located in an area where there are single family residences that would be impacted by commercial development. The OB office zoning of the site was approved to provide a reasonable use for the property with minimal impact to the low density residential uses.
2. Approval of Commercial designation and CA zoning would allow intrusion of incompatible commercial development into the established single family residential neighborhood along Whitower Rd. There is also an access sight distance issue from the site onto S. Northshore Dr., which is caused by a rise in that alignment. This would make commercial development and its associated higher traffic volumes and turning movements problematic.
3. The site is designated for low density residential uses and slope protection. The current OB zoning of the site was approved because it is similar in intensity to the former RB zoning of the site and the properties found to the east, that permits medium density residential uses. However, these properties have not developed with multi-family uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The streets will be adversely impacted by turning movements on and off the property onto S. Northshore Dr. and the lack of safe adequate sight distance from the site onto S. Northshore Dr. However, S. Northshore Dr. vertical realignment could occur to correct the sight distance issue.
3. The commercial impact to surrounding residential properties could be substantial with commercial signage, lighting, noise, trash and rodent issues, and extended hours of operation. The rear yards of the single family dwellings located on Whitower Rd. would back up to the commercial site.
4. The site's steep topography would make the property unsuitable for intense commercial development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the requested Commercial amendment to the Southwest County Sector Plan, the proposed CA zoning would be consistent with the sector plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future commercial expansion requests for the sector plan and zoning designations on the parcels to the south along S. Northshore Dr., which are still zoned PR, A and RB.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 2/10/2005

Date of Withdrawal: 3/10/2005 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/25/2005

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: