CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

3-A-04-SP File Number: Related File Number: 3-D-04-RZ Application Filed: 2/10/2004 Date of Revision: Applicant: CONNIE SINGLETARY Owner:

PROPERTY INFORMATION

General Location:	Southwest side Oak Ridge Hwy., southwest of Weaver Rd.
Other Parcel Info.:	
Tax ID Number:	78 136.10, 136.06 (PART) OTHER: MAP ON FILE Jurisdiction: County
Size of Tract:	2 acres
Accessibility:	Access is via Oak Ridge Hwy., a major arterial street with 45' of pavement within a 100' right-of-way in this area.

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Business		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:		t of the older established housing scattered along (commercial uses within PC,CA, CB and OB zones	Dak Ridge Hwy., that has been

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

Street:

6911 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:	
Extension of Zone:	No
History of Zoning:	None noted for this site, but other property in the area has been zoned CA in last several years.

PLAN INFORMATION (where applicable)

LDR (Low Density Residential) and SP (Slope Protection) **Current Plan Category:**

Requested Plan Category: C (Commercial) and SP (Slope Protection)



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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) designation for this site		
Staff Recomm. (Full):	CA zoning was approved for the property to the east in 2002 along with a sector plan amendment for Commercial designation. The extension of the designation to include this parcel is consistent with that action.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The adjacent property to the southeast is 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 consistent with the established uses and zoning of surrounding properties. 2. A Commercial designation and CA zoning would permit a range of commercial uses compatible with other commercial and office zoning in the area. A strip commercial pattern has emerged along this section of Oak Ridge Highway. 3. Development permitted under the requested Commercial designation and CA zoning is compatible with the scale and intensity of the surrounding development and zoning and the area's slope constraints to the southwest. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. CA development will impact Oak Ridge Hwy. with additional turning movements in this area, but it will have no impact on schools. CA zoning allows uses that are compatible with surrounding zoning and uses. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Sector Plan proposes low density residential uses and slope protection for this site and the adjoining commercial zoning. 2. The site is located within the Planned 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: 3/11/2004		
Details of MPC action:			
Summary of MPC action:	APPROVE C (Commercial) and SP (Slope Protection)		
Date of MPC Approval:	3/11/2004Date of Denial:Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION Legislative Body: County Commission Date of Legislative Action: 4/19/2004 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":

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: