

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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: 3-A-08-SP Related File Number: 3-D-08-RZ
Application Filed: 1/29/2008 Date of Revision:
Applicant: PHILLIPS REAL ESTATE, INC.

PROPERTY INFORMATION

General Location: Northwest side Rutledge Pike, west of Transport Ln.
Other Parcel Info.:
Tax ID Number: 60 084 Jurisdiction: County
Size of Tract: 4 acres
Accessibility: Access is via Rutledge Pike, a median divided, 4 lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Warehousing Density:
Sector Plan: Northeast County Sector Plan Designation: Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area along Rutledge Pike has developed with manufacturing and light industrial uses under CB, CA and I zoning and residential uses to the north under RB zoning.

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

Street: 5851 Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, from the south along Rutledge Pike
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE C (Commercial) designation (parcel 060-084)

Staff Recomm. (Full): Commercial uses are appropriate at this site and are consistent with surrounding commercial and light industrial uses. The proposal is an extension of the commercial designation to the south along Rutledge Pike.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended commercial designation and CB zoning are compatible with the scale and intensity of the surrounding zoning pattern.
2. A portion of the subject property is already zoned CB and this request is an extension of that zoning along with other CB zoned properties to the south of the site on the same side of Rutledge Pike.
3. Commercial designation and CB zoning will allow the proposed warehouse facility, which is similar to other uses along Rutledge Pike.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the Northeast County Sector Plan amendment from low density residential to commercial use for this site will make the plan consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 3/13/2008

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: 4/28/2008

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: