

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-C-04-SP **Related File Number:** 3-E-04-RZ
Application Filed: 2/10/2004 **Date of Revision:**
Applicant: ROBERT F. AND MARY P. SLACK
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: South side Crippen Rd., east of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 38 L B 003 **Jurisdiction:** County
Size of Tract: 4.4 acres
Accessibility: Access is via Crippen Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Businesses **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located on the southern and eastern edges of commercial development that has developed under CA zoning.

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

Street: 4116 Crippen Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
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:

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

Staff Recomm. (Full): Commercial designation is consistent with the CA zoning and business uses that are located on the north side of Crippen Rd. in this area. The sector plan proposes low density use for the subject property and the existing commercial property on the north side of Crippen Rd.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The adjacent properties to the southeast and across Crippen Rd. to the north are zoned CA and shown for commercial and medium density residential uses 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 pattern of properties along this section of Crippen Rd.
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 Crippen Rd.
3. Development permitted under the requested Commercial designation and CA zoning would be compatible with the scale and intensity of the surrounding commercial development and zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. CA development will impact Crippen Rd. with additional turning movements in this area, but it will have no impact on schools.
3. CA zoning allows uses that are compatible with surrounding zoning and uses along Crippen Rd. and will back commercial zoning to residential use as proposed by the General Plan

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential uses for this site and property on the north side of Crippen Rd. which are zoned commercial.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Squaring off the commercial zoning pattern along both sides of Crippen Rd. in this area should not lead to similar requests in the future for other properties along Crippen Rd. to the northeast.

MPC Action: Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 3/11/2004

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: 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":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: