

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST 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-D-08-SP **Related File Number:** 3-I-08-RZ
Application Filed: 2/11/2008 **Date of Revision:** 2/27/2008
Applicant: PJC PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side Strawberry Plains Pike, west of E. Governor John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 83 076,81,82 **Jurisdiction:** County
Size of Tract: 39.09 acres
Accessibility: Access is via Strawberry Plains Pike, a minor 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: Trucking warehouse / distribution **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR and STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of a rural residential area developed under Agricultural zoning that has experienced some recent commercial development under CA and PC zones.

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

Street: 5450 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & F (Floodway)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & F (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Consideration for CB rezoning was withdrawn from MPC's agenda in 2004. (10-U-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & STPA (Stream Protection Area)
Requested Plan Category: LI (Light Industrial) & STPA (Stream Protection Area)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

WITHDRAW at the request of the applicant (see attached letter)

Staff Recomm. (Full):

The LI (Light Industrial) designation should not extend north of Swan Pond Creek and its floodway, which provides a natural buffer to protect rural residential properties to the north.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LI designation and PC zoning would establish non-residential uses north of Swan Pond Creek and west of the Strawberry Plains Pike/Gov. John Sevier Hwy. intersection established commercial node which serves area residents, travelers and industrial park users from the south.
2. A large portion of the site is designated as stream protection area on the sector plan, because of a floodway (Swan Pond Creek) that runs along the western and southern boundary line of the site and serves as a buffer from the industrial uses and zoning to the south. The requested LI designation and PC zone will extend intrusive commercial zoning north of this floodway and extend a strip commercial land use pattern along the south side of Strawberry Plains Pike, west of the Gov. John Sevier Hwy. intersection.
3. Light industrial uses should be restricted to the established light industrial area south of Swan Pond Creek. This area includes the Forks of the River Industrial Park, where land may also be available for this type of development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike and E. Gov. John Sevier Hwy. are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The LI designation and PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.
4. Approval of these requests would likely lead to similar commercial requests for properties along the north side of Strawberry Plains Pike across from this site

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the approval of the requested LI plan amendment, PC zoning would be consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future sector plan amendment and rezoning requests for commercial and light industrial uses in the immediate area.
4. In preparing the sector plan, the MPC staff looked at the creek and corresponding floodplain and determined that low density residential uses were the appropriate land uses for this site for the following reasons: (1) Water quantity and quality impairment would be avoided with a less intense use; (2) The stream and its riparian area are natural buffers and form a line to separate warehousing and industrial operations from the residential areas (i.e., light industrial/warehousing south of the stream) and (3) LDR was a reasonable alternative in view of the number of units that could be accommodated on the site once "density credits" for the floodplain are taken or fill is placed in one half of the floodplain (as per County regulations).

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 3/13/2008-7/10/2008

Date of Withdrawal: 8/14/2008

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: