

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 CR (Rural Commercial) zoning

Staff Recomm. (Full): Expansion of commercial zoning to include this portion of the marina facility will bring this site into conformity with county zoning requirements. CR zoning may be permitted within rural designated areas of the Knoxville-Knox County Growth Policy Plan; CA zones are not permitted, but may continue where they already exist. The sector plan proposes rural residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site and other properties in the area are currently developed with uses consistent with the CR zoning.
2. The site is developed with a marina that includes a boat sales business on this part of the site. The CR zone will allow for the continuation of this use and consideration of other appropriate uses in this area.
3. The sector plan does not acknowledge the current marina use or CA zoning on portions of the site

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve this site, while public sewer is not.
2. There will be no impact on schools and minimal impact on streets.
3. The CR zoning allows limited commercial uses compatible with the marina facility on the site. However, it does not identify boat sales as a permitted use. Staff has informed the applicant of this issue. The developer will have to work with the Knox County Codes Department to get permits for any new development, which may also require MPC to consider a permitted use determination for the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan proposes rural residential use of this site.
2. The Growth Policy Plan identifies this site as rural, which does not allow expansion of the existing CA zone to include site.

MPC Action: Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE CR (Rural 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Withdrawn prior to publication?: [] Action Appealed?: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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: