

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH 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: 4-B-07-SP **Related File Number:** 4-D-07-RZ
Application Filed: 2/20/2007 **Date of Revision:**
Applicant: GARY HIBBEN

PROPERTY INFORMATION

General Location: Southeast side Maynardville Pike, northeast of Thomas Weaver Rd.
Other Parcel Info.:
Tax ID Number: 4 036, 03602 **Jurisdiction:** County
Size of Tract: 16.51 acres
Accessibility: Access is via Maynardville Pike, a two lane, major arterial street with 40' of pavement within a 120' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Outdoor storage of guardrails and barriers **Density:**
Sector Plan: North County **Sector Plan Designation:** Ag/RR and SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This vacant site is located in a rural area of scattered residential and business development that has occurred under A and CA zoning within Knox County.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection)
Requested Plan Category: C (Commercial) and SLPA (Slope Protection)

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.):

DENY C (Commercial) designation

Staff Recomm. (Full):

This site is in the midst of rural residential uses in the surrounding area and commercial uses located in Union County. The sector plan proposes rural residential use and slope protection for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The Commercial designation and PC zone are not consistent with surrounding zoning and development. The existing Rural Residential designations and A zoning will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. PC zoning of 16.5 acres of property would be out of character with this rural portion of Knox County. A commercial rezoning of this scale would result in issues regarding traffic, lighting, signage, drainage, slope protection and other development concerns and would have a substantial impact on the surrounding area.
- 3. The PC zoning will allow development out of character with surrounding rural residential uses. The requested commercial designation and PC zoning would permit intensive, non-residential development that is out of character with the rural nature of the surrounding area.
- 4. Portions of the site have steep slopes that should not be developed, and there appears to be a sink hole on much of the more level portions of the site. (See slope map.) Roughly 60% of the site has slopes in excess of 25%.

THE EFFECTS OF THE PROPOSAL

- 1. Public water is available to serve the site.
- 2. The proposed zoning would add traffic and turning movements to this section of Maynardville Pike
- 3. The PC zoning would impact surrounding properties and be incompatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested Commercial designation and PC zoning are not consistent with the rural residential and slope protection proposed for this property, and the adjoining areas to the south and west.
- 2. The property is located within both the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) and SLPA (Slope Protection)

Date of MPC Approval:

4/12/2007

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:

5/29/2007

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: