

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST 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-10-SP                      **Related File Number:** 4-C-10-RZ  
**Application Filed:** 2/10/2010              **Date of Revision:**  
**Applicant:** GREEN RIVER HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** Southwest side Johnson Rd., southeast side Schaad Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 009.01                      **Jurisdiction:** County  
**Size of Tract:** 2.17 acres  
**Accessibility:** Access is via Schaad Rd., a four-lane minor arterial street with center median within 80' of right-of-way, or Johnson Rd., a local street with 3 lanes and 35' of pavement width within 80' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office warehouse                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed primarily with residential uses under A zoning. Amherst Elementary School is located to the northwest, zoned A.

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

**Street:** 3209 Johnson Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** LI (Light Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** LI (Light Industrial)

## **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:** Michael Brusseau

**Staff Recomm. (Abbr.):** DENY LI (Light Industrial) sector plan designation.

**Staff Recomm. (Full):** Light industrial or other non-residential use of this property would be out of character with surrounding land uses and zoning and would be a spot sector plan amendment. Additionally, the proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.

**Comments:**

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Despite the extension of the new four-lane Schaad Rd. facility to this area, the property is still surrounded by residential uses and zoning. In addition, if non-residential nodes were to be proposed along the new Schaad Rd., it would be preferable to locate them at intersections with other collector or arterial streets. Johnson Rd. is classified as a local street by the Knoxville-Knox County Major Road Plan.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for LDR development at this location. Approval of light industrial or commercial at this location would be a spot sector plan amendment. There is a large area to the southwest of this site that is currently proposed for light industrial uses and zoned I (Industrial). It is underutilized for those purposes. Amending the sector plan to allow light industrial or other non-residential uses on the subject property is not warranted at this time.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred to warrant this sector plan change. The Schaad Rd. extension was taken into account during the last update of the Northwest County Sector Plan, which was adopted by MPC on August 14, 2003.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Despite the new Schaad Rd. being constructed adjacent to the site, the area remains predominantly residential and is zoned Agricultural.

**Action:** Approved

**Meeting Date:** 4/8/2010

**Details of Action:**

ADOPT RESOLUTION #4-B10-SP, amending the Northwest County Sector Plan to LI (Light Industrial) and recommend that County Commission also adopt the amendment. (See attached resolution, Exhibit A.)

**Summary of Action:**

Approve LI (Light Industrial) and recommend that Knox County Commission also adopt the amendment

**Date of Approval:** 4/8/2010

**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:** 5/24/2010

**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:**