

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 4-D-02-SP                      **Related File Number:** 4-J-02-RZ  
**Application Filed:** 3/27/2002              **Date of Revision:** 5/9/2002  
**Applicant:** JOHNNIE CONNER  
**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 Oak Ridge Hwy., southwest of Weaver Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 136.08 (PART) OTHER: MAP ON FILE.                      **Jurisdiction:** County  
**Size of Tract:** 22 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 45' of pavement within a 100' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial shops                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant sloping site is part of the rural residential area found along this section of Oak Ridge Hwy. within A, PR, OB and CB zones.

### 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:** CA (General Business)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), SLPA (Slope Protection Area) & SP (Stream Protection)  
**Requested Plan Category:** Commercial, SLPA (Slope Protection Area) & SP (Stream Protection)

**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.): DENY the sector plan amendment to a C (Commercial) designation.

Staff Recomm. (Full): Commercial development of this parcel would be out of character with surrounding development. The sector plan designates much of this site for slope protection and a small portion for low density residential use and stream protection.

Comments: Much of this site has been cleared of vegetation and rough graded, leaving the site's appearance scarred and unnatural. Although several parcels of land in the area are zoned commercial, the predominant land uses are rural. The existing commercial zoning should be developed before this site is zoned for more intensive development. The substantial grading and clearing of vegetation on a site that has severe limitation for development should be avoided. Soil erosion and storm water run-off are problems that would result, if this property were developed under the requested commercial zone.

MPC Action: Approved as Modified MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) & SLPA (Slope Protection) for 4.6 acres, per applicant's revised request (map marked Exhibit A)

Date of MPC Approval: 5/9/2002 Date of Denial: Postponements: 4/11/02

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 6/24/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Approved with boundary extended east to adjacent commercial

Date of Legislative Appeal: Effective Date of Ordinance: