

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 4-D-04-RZ **Related File Number:** 4-B-04-SP
Application Filed: 2/17/2004 **Date of Revision:**
Applicant: HOWARD SENTELL
Owner:

PROPERTY INFORMATION

General Location: North side W. Gov. John Sevier Hwy., east side W. Martin Mill Pike
Other Parcel Info.:
Tax ID Number: 136 P B 1, 1.01 **Jurisdiction:** County
Size of Tract: 0.78 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and one duplex
Surrounding Land Use:
Proposed Use: Any use permitted in CA zone **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Denied CA zoning on 9/14/00 (9-H-00-RZ).
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY CA (General Business) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): CA zoning would allow the site to be developed with uses not compatible with the predominant land uses in the surrounding area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is not consistent with the established residential pattern on the north side of W. Gov. John Sevier Hwy. and would be an intrusion into the neighborhood.
2. The sector plan's current proposal for low density residential uses on the north side of W. Gov. John Sevier Hwy. is appropriate and should not be changed for this site only.
3. Allowing commercial uses at this site would allow incompatible businesses directly facing and in close proximity to residential uses.
4. MPC recommended denial of exactly the same request in September of 2000. No substantial changes have occurred in the area since that time to warrant a recommendation for approval.

THE EFFECTS OF THE PROPOSAL

- 1. Water and sewer utilities are in place to serve this site.
- 2. The proposal would have no impact on schools. Depending on how the property were developed, the street could be negatively impacted with additional traffic generated from a commercial use.
- 3. Commercial uses can have detrimental impacts on residential properties with the potential for increased noise, lighting, signage and traffic.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow commercial development at this location.
- 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Allowing commercial use of the subject property could lead to future requests for commercial on the north side of W. Gov. John Sevier Hwy., promoting further intrusion into the existing neighborhood.

If approved, these items will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Denied MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: DENY CA (General Business) zoning, consistent with the sector plan recommendation.

Date of MPC Approval: Date of Denial: 4/8/2004 Postponements:

Date of Withdrawal: 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: