

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-D-16-SP **Related File Number:** 4-L-16-RZ
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: LONGBOAT LAND CO., LLC

PROPERTY INFORMATION

General Location: South side Clinton Hwy., west of W. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 099 OTHER: PORTION DESIGNATED MDR ONLY **Jurisdiction:** County
Size of Tract: 3.43 acres
Accessibility: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center median within 115' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** C and MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located along a section of Clinton Hwy. that is developed with commercial uses on both sides, under CA and CB zoning.

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

Street: 7201 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of C plan designation and CB zoning from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: C (Commercial)

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.):

ADOPT RESOLUTION #4-D-16-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full):

The majority of the site is already designated for commercial use. The request is a minor extension of that designation to the south to cover entire parcel. All surrounding properties are zoned and developed with commercial uses.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known road or utility improvements have been made recently in this area. However, utilities are in place and Clinton Hwy. is a major arterial street that is adequate to handle additional traffic that will be generated by commercial development of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes medium density residential uses for a portion of the site, which is not consistent with the current CA zoning. There is not necessarily an error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering surrounding development and zoning, and the property's frontage on a major arterial street.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With previous approvals of commercial zoning and development in the surrounding area, a pattern has been established to concentrate commercial development in the area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

A trend of commercial development has been established all around the site. This proposal continues that trend.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

Summary of Action:

ADOPT RESOLUTION #4-D-16-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval:

4/14/2016

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: 5/23/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: