

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHEAST 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-E-13-SP

**Related File Number:** 4-F-13-RZ

**Application Filed:** 2/25/2013

**Date of Revision:**

**Applicant:** D.J. CORCORAN

## PROPERTY INFORMATION

**General Location:** Southeast side Tazewell Pike, northwest side Ridgeview Rd.

**Other Parcel Info.:**

**Tax ID Number:** 39 231

**Jurisdiction:** County

**Size of Tract:** 0.2 acres

**Accessibility:** Access is via Tazewell Pike, a major arterial street with 21' of pavement width within 60' of right-of-way, or Ridgeview Rd., a minor arterial street with 18' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building

**Surrounding Land Use:**

**Proposed Use:** Convenience store

**Density:**

**Sector Plan:** Northeast County **Sector Plan Designation:** Ag/RR

**Growth Policy Plan:** Rural Area

**Neighborhood Context:** This area, with the exception of the subject property and site to the north, is developed with agricultural, low density and rural residential uses under A, RA, RB and PR zoning. The site to the north has commercial buildings and is zoned CA. There are several sites to the north, along Tazewell Pike, that are zoned CA and CB.

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

**Street:** 5904 Tazewell Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** CR (Rural Commercial)

**Previous Requests:** None noted

**Extension of Zone:** No, sector plan does not recognize CA zoned area to the north

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG/RR (Agricultural/Rural Residential)

**Requested Plan Category:** RC (Rural 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-E-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

**Staff Recomm. (Full):** Commercial zoning is already in place on a larger site directly north of the subject property, so this commercial node is already established. The site's location at the intersection of two arterial streets (rural crossroads) make it appropriate for the establishment of a commercial node. The description of the rural commercial designation specifically states under the location criteria that it should be placed at the intersection of two thoroughfares (arterial or collector roads).

**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 improvements have been made to Tazewell Pike or Ridgeview Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan currently proposes agricultural and rural residential uses for the subject property. However, a one-acre, CA zoned site abuts the site to the north. There is a commercial building currently located on the subject property, so this proposal would bring the land use designation into consistency with the use of the property. The Growth Policy Plan designates this area as Rural Area. CN and CR are two of the three commercial zones that may be considered in the Rural Area.

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

No changes in government policy impact this proposal. The CA zoned area to the north of this site has been in place for many years, despite the fact that it is not consistent with the current sector plan or Growth Plan proposals for the area. The precedent for commercial in this area has been set, and this minor extension of it is acceptable, as long as the zoning is limited to either CN or CR.

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

The adjacent parcel to the north, zoned CA, is also developed with a business. This proposal is a minor extension of commercial use to this site, which due to its location at a rural crossroads intersection, is appropriate for rural commercial uses.

**Action:** Approved

**Meeting Date:** 4/11/2013

**Details of Action:**

**Summary of Action:** ADOPT RESOLUTION #4-E-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission approve the amendment, to make it operative.

**Date of Approval:** 4/11/2013

**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:** 5/28/2013

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**