# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 5-A-10-SP Related File Number: 5-A-10-RZ

Application Filed: 3/2/2010 Date of Revision:

Applicant: RONALD AND VERNA STOUT



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Southeast side Old Maynardville Pike, east side Maynardville Pike

Other Parcel Info.:

Tax ID Number: 29 011 Jurisdiction: County

Size of Tract: 1.09 acres

Access is via Old Maynardville Pike, a local street with 24' of pavement width within the 235' right-of-

way of Maynardville Pike.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Residence Density:

Sector Plan: North County Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed primarily with agricultural and rural to low density residential uses under A, RA

and RB zoning. To the south and east along Maynardville Pike, there is commercially zoned property

(PC and CA), with some commercial development.

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

Street: 7820 Old Maynardville Pike

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests: 6-F-92-RZ

**Extension of Zone:** Yes, extension of MDR designation and RB from the east

**History of Zoning:** MPC approved CA zoning for this site on June 11, 1992 (6-F-92-RZ).

### PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)

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Requested Plan Category: MDR (Medium Density Residential)

### 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 #5-A-10-SP, amending the North County Sector Plan to LDR (Low Density

Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

(See attached resolution, Exhibit A.) (Applicant requested MDR.)

Staff Recomm. (Full): All of the properties directly fronting on Old Maynardville Pike are designated on the sector plan for low

density residential or agricultural/rural residential uses and are zoned Agricultural. A low density residential designation will allow the applicant's proposed use for a residence, but would not allow the multi-dwelling structures that could be permitted under the requested MDR designation. The plan

designation being requested is less intense than the current designation.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**NEW ROAD OR UTILITY IMPROVEMENTS:** 

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes commercial uses for the site, consistent with the current CA zoning.

CHANGES IN GOVERNMENT POLICY:

The recommended LDR designation is a logical extension of the plan designation from the north, on other properties fronting on Old Maynardville Pike. The medium density residential designated site to

the south and east has direct access to Maynardville Pike.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred in this area, but the designation being requested is less intense than the

current designation.

Action: Approved Meeting Date: 5/13/2010

**Details of Action:** 

Summary of Action: Approved LDR (Low Density Residential) and recommend the Knox County Commission adopt by

resolution the amendment.

Date of Approval: 5/13/2010 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: 6/28/2010 Date of Legislative Action, Second Reading: 7/26/2010

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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