

# 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:** 5-A-16-SP      **Related File Number:** 5-A-16-RZ  
**Application Filed:** 3/14/2016      **Date of Revision:**  
**Applicant:** FRANCES L. WADDELL

## PROPERTY INFORMATION

**General Location:** West side Clinton Hwy., north of Rhealand Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 21101      **Jurisdiction:** County  
**Size of Tract:** 0.3 acres  
**Accessibility:** Access is via Clinton Hwy., a major arterial street with 4 lanes and a center turning lane within 120' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parking  
**Surrounding Land Use:**  
**Proposed Use:** Commercial use      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This section of Clinton Hwy. is developed with commercial uses along the road frontage, zoned PC, CA and CB. Residential uses are to the rear, zoned A, RB and PR.

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

**Street:** 6925 Clinton Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC from the east  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** GC (General 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 #5-A-16-SP, amending the Northwest County Sector Plan to GC (General 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 site is already zoned for commercial uses. The current PC zoning is not appropriate for this small site. The requested CA zone will allow continued commercial use of the site without some of the large setback requirements of the PC zone, which would likely require variances. Although the sector plan does not support commercial at this location, the site is already zoned PC and there are large areas of CA and CB zoning already established to the north and south.

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 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 low density residential uses for the site, which is not consistent with the current PC, CA and CB zoning in place on the west side of Clinton Hwy. in this area. 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 allow 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: 5/12/2016

Details of Action:

Summary of Action:

Adopt Resolution #5-A-16-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment

Date of Approval:

5/12/2016

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: 6/27/2016

Date of Legislative Action, Second Reading: 7/25/2016

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**