# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-A-17-SP Related File Number: 5-A-17-RZ

Application Filed: 3/22/2017 Date of Revision:

Applicant: MADDOX PROPERTY MANAGEMENT & SALES. INC. STEVEN K. MADDOX

METROPOLITAN
PLANNING
COMMISSION

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:** South side Oak Ridge Hwy., west side Schaad Rd.

Other Parcel Info.:

Tax ID Number: 79 03301 & 03302 Jurisdiction: County

Size of Tract: 21.98 acres

Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 33' of pavement width within 115' of right-of-

way, or Schaad Rd., a minor arterial street with 4 lanes and a center median within 115' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: General commercial, restaurants Density:

Sector Plan: Northwest County Sector Plan Designation: MU-SD (NWCo-10)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area around this intersection has remained relatively undeveloped. To the north, along Schaad

Rd. are a mix of uses, including commercial, low and medium density residential, and a public golf

course. To the southwest, along Schaad Rd., are primarily residential uses, zoned A.

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

**Street:** 6717 Oak Ridge Hwy

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (NW-Co-10)

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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-17-SP, amending the NW Co. SP to GC (General Commercial) for the

area depicted on the attached 'MPC Staff Recommendation' map and recommend that County

Commission also adopt the SP amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The property is appropriate for commercial development, as long as it's developed based on an

approved conceptual master plan by MPC. The recommended conditions on the rezoning request will require the review and approval of an overall conceptual master plan by MPC. The site is located along Oak Ridge Hwy., at the interchange with the recently improved Schaad Rd., where a node of

commercial development is appropriate.

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:

Schaad Rd., primarily south of Oak Ridge Hwy., has been improved within the last ten years. This improvement included a major overhaul of the intersection with Oak Ridge Hwy., making this

intersection more suitable for establishment of a commercial node.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now designates this site within a MU-SD (NWCo-10) mixed use special district, but the list of acceptable uses and zoning districts does not include CA zoning.. There is no error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering the recent road and intersection improvements, and the property's frontage on a major arterial street at the interchange with a minor arterial street.

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

Oak Ridge Hwy. is spotted all over with commercial zoning, a lot of which would not be recommended for approval if requested today. So, past policy has tended toward allowing commercial development along Oak Ridge Hwy. This particular location is more appropriate for commercial development than most of the commercially-zoned areas along Oak Ridge Hwy, because of its location at the intersection with an attention and the commercial development.

with another arterial street.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

A trend of commercial development has been established all along Oak Ridge Hwy. This proposal

continues that trend.

Action: Approved Meeting Date: 5/11/2017

**Details of Action:** 

**Summary of Action:** Adopt Resolution # 5-A-17-SP, amending the Northwest County Sector Plan to GC (General

Commercial) for the area depicted on the attached 'MPC Recommendation' map and recommend the

Knox County Commission also adopt the amendment.

Date of Approval: 5/11/2017 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/26/2017 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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