

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: 5-B-14-SP **Related File Number:** 5-D-14-RZ
Application Filed: 3/25/2014 **Date of Revision:**
Applicant: ANGELA ELIZABETH WILLIS AND ALLISON P. CORNELL

PROPERTY INFORMATION

General Location: West side Tazewell Pike, south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 21 007 & 00701 **Jurisdiction:** County
Size of Tract: 1.1 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 22' of pavement width within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Retail/commercial **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The lots fronting on this section of Tazewell Pike are developed with commercial, office or residential uses under CA zoning.

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

Street: 7415 Tazewell Pike
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: Yes extension of C designation and CA zoning from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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 # 5-B-14-SP, amending the Northeast County Sector Plan to C (Commercial) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The proposal is a logical extension of the C sector plan designation from the north to include the subject property. Commercial uses are compatible with the surrounding land uses and zoning. CA zoning is already established to the north and south of the subject property.

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 recently to Tazewell Pike in front of this site. However, it is classified as a minor arterial street that is sufficient to accommodate commercial use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for office uses for these properties. However, the sites to the north and south are zoned CA and commercial uses are proposed to the north. These two parcels are the only non-commercially zoned sites along this stretch of Tazewell Pike.

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

The property is located between two CA zoned properties to the north and south. Commercial development and zoning have been established and are appropriate at this location.

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

The trend has been long established that this section of Tazewell Pike, just south of E. Emory Rd. is appropriate for commercial development. This proposal continues that trend.

Action: Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION # 5-B-14-SP, amending the Northeast County Sector Plan to C (Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 5/8/2014

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: 6/23/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: