

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-B-16-SP

Related File Number: 5-D-16-RZ

Application Filed: 3/23/2016

Date of Revision:

Applicant: FIRAS MISHU

PROPERTY INFORMATION

General Location: South side Oak Ridge Hwy., east side Byington Solway Rd.

Other Parcel Info.:

Tax ID Number: 90 050

Jurisdiction: County

Size of Tract: 2.63 acres

Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 22' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Gravel parking for adjacent business

Surrounding Land Use:

Proposed Use: Expansion of adjacent business

Density:

Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This intersection of Oak Ridge Hwy. and Byington Solway Rd. has been established as a small commercial node with the existing business on site, zoned CA. Surrounding land uses are agricultural and low density residential, zoned A, RA, RB and PR.

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

Street: 8321 Oak Ridge Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and CA (General Business)

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: LDR (Low Density Residential) & SLPA (Slope Protection Area)

Requested Plan Category: C (Commercial) & SLPA (Slope Protection Area)

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-16-SP, amending the Northwest County Sector Plan to C (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 majority of the site is already zoned CA, which is not recognized on the current sector plan. The associated zoning request is a minor extension of CA zoning to the east to cover entire parcel. The recommended sector plan amendment to C will recognize the established CA zoning and commercial use of the site.

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 Oak Ridge Hwy. is a major arterial street that is adequate to handle traffic that will be generated by continued commercial use of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes low density residential uses and slope protection for the site, which is not consistent with the current CA zoning on the majority of the site. There is not necessarily an error or omission in the plan, but consideration of commercial uses on this site is appropriate, considering it's current 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 the previous approval of CA zoning and development on the majority of the site, the precedent has been established to allow commercial use of the site.

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

CA zoning is already established on the majority of the site. The site has been developed with a commercial business. Approval of this plan amendment will recognize the trend of commercial use of the site.

Action: Approved

Meeting Date: 5/12/2016

Details of Action:

Summary of Action: Adopt Resolution #5-B-16-SP, amending the Northwest County Sector Plan to C (Commercial) and SLPA (Slope Protection Area) 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

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: