

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 5-F-06-SP                      **Related File Number:** 5-J-06-RZ  
**Application Filed:** 4/5/2006              **Date of Revision:**  
**Applicant:** BUDDY DANIELS  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** Northwest side Maynardville Pike, northeast of Old Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 28 263.05    **OTHER:** PORTION ZONED AGRICULTURAL    **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Maynardville Pike, a 2 lane major arterial with 45' of pavement within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Outbuilding and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the CB zone                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in an area of emerging commercial development that is occurring along Maynardville Pike within CA, CB and PC zones.

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

**Street:** 7721 Maynardville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned for commercial uses in the past several years.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & STPA (Stream Protection Area)  
**Requested Plan Category:** C (Commercial) & STPA (Stream Protection Area)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C (Commercial) & STPA (Stream Protection Area)

Staff Recomm. (Full):

Commercial designation and CB zoning are consistent with the surrounding commercial zones and uses. The sector plan was amended for the site on the south side of Maynardville Pike and it was stated at that time that other property along this arterial north to Quarry Rd. would be appropriate for commercial expansion.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The properties to the southwest and northeast are zoned CA, CB and PC and shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established and proposed uses and zoning of surrounding properties.
2. A Commercial designation and CB zoning would permit a range of commercial uses compatible with other commercial zoning in the area. A commercial pattern along Maynardville Pike has emerged in this area.
3. Development permitted under the requested CB zoning is compatible with the scale and intensity of the surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. CB development will impact Maynardville Hwy. with additional turning movements in this area, but it will have no impact on schools.
3. CB zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes low density residential use for this site with commercial to the southwest and northeast. Commercial rezoning of this site would be a logical extension of the zoning pattern.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for other properties along Maynardville Hwy. to the northeast to Quarry Rd.

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) & STPA (Stream Protection Area)

Date of MPC Approval:

5/11/2006

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:

6/26/2006

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:**