

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 5-I-06-SP **Related File Number:** 5-T-06-RZ
Application Filed: 4/13/2006 **Date of Revision:**
Applicant: RN, LLC
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: Southeast side Old Maynardville Pike and Maynardville Pike
Other Parcel Info.:
Tax ID Number: 29 018, 019 **Jurisdiction:** City & County
Size of Tract: 12 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: Residence and vacant land
Surrounding Land Use:
Proposed Use: Retail shopping center **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the Maynardville corridor that has developed with residences and businesses over the years within A, CA CB and PC zones.

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

Street: 7642 old Maynardville 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 for this site, but other property in the area has been rezoned PC and CA in recent years.
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned CA, CB and PC in recent 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) and STPA (Stream Protection Area) designation

Staff Recomm. (Full): Commercial designation along this section of Maynardville Pike provides the Halls community with an appropriate commercial expansion area fronting on an arterial street which is buffered from other adjoining property by streams and associated floodway . This plan amendment is consistent with other recent changes along Maynardville Pike, between Emory Rd and Quarry Rd.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The scheduled five-laning of this section of Maynardville Pike, coupled with the shallow depth of the land from the right-of-way to the streams running along either side of the roadway, make these properties less desirable for the low density residential subdivision development proposed by the sector plan
2. Commercial use of these parcels would continue a commercial development trend along this portion of Maynardville Pike, between E. Emory Rd. and Quarry Rd.
3. The State Department of Transportation predicts that average daily traffic volumes will reach 20,000 vehicles per day by 2010 on this section of highway, which suggests that the property may be better suited for more intense development than low density residential.

THE EFFECTS OF THE PROPOSAL

1. Commercial designation and PC (or CA) zoning on these parcels will increase traffic volumes and turning movements in this area, more than low density residential development.
2. Commercial lighting and noise will increase in the area, but will be buffered from established residential development to the east by the floodway and associated vegetation located along the southeast property line. Additional mitigation of impacts can be required through PC (Planned Commercial) zoning by MPC as part of the use on review development approval process.
3. Public water and sewer are available to the site.
4. Commercial designation and zoning are consistent with the commercial zoning and uses found to the north and south of this site along Maynardville Pike, and are appropriate along this section of highway.
5. The Floodway extending along the southeast side of the parcels cannot be developed and will provide a natural buffer for the property to the southeast of this site. The Knox County Engineering Department will monitor the protection of this stream and its flood carrying capacity.
6. A traffic impact study can be required with any significant retail proposal for this site to address its impact and how it will be mitigated.
7. Additional properties can be expected to be requested for commercial or office rezonings in the future, if these requests are approved.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville / Knox County Growth Policy Plan designates these parcels as Planned Growth.
2. The sector plan proposes low density uses of these parcels and surrounding property along both sides of Maynardville Pike in this area. The requested amendment would show the property for C (Commercial) use.
3. PC commercial uses developed along this section of Maynardville Pike would be consistent with established commercial zoning and uses found to the north and south of these parcels.
4. Commercial use of these parcels would be compatible with the scale and intensity of nearby commercial development and the zoning pattern found along this highway.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) and 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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: