

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: 6-A-08-SP Related File Number: 6-A-08-RZ
Application Filed: 4/14/2008 Date of Revision: 7/28/2008
Applicant: LKM PROPERTIES, LP,/MPC

PROPERTY INFORMATION

General Location: Intersection of Ellistown Road and Millertown Pike
Other Parcel Info.:
Tax ID Number: 51 A A 017 & 018 & OTHER: IMMEDIATE VICINITY OF IN Jurisdiction: County
Size of Tract: 0.8 acres
Accessibility: Access is via Ellistown Rd., a major collector street with a 18' pavement width within a 40' right of way or Millertown Pike, a minor arterial street with a 18' pavement width within a 40' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Neighborhood-oriented commercial development Density:
Sector Plan: Northeast County Sector Plan Designation: Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is primarily developed with agricultural and rural residential uses under A zoning. At the intersection of Millertown Pike and Ellistown Rd., there is a church and a small grocery and deli, zoned CA.

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

Street: 2721 Ellistown Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No; however, it is an extension of CA zoning from the northwest.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: NC (Neighborhood 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE the addition of a NC (Neighborhood Commercial) designation on the adopted Northeast County Sector Plan for all four quadrants of the intersection of Millertown Pike and Ellistown Rd., and recommend the Knox County Commission adopt the amendment

Staff Recomm. (Full): An NC (Neighborhood Commercial) designation at the intersection of Millertown Pike and Ellistown Rd. will acknowledge the CA zoning already established on all four corners of the adjacent intersection, but shown LDR on the adopted sector plan. Approval of NC designation would help to make the adopted plan more consistent with the established zoning pattern found around this intersection. It would also allow consideration of additional rezonings of property at this intersection for a larger commercial development site. This recommendation will also encourage commercial nodes at the intersections of collector or arterial streets, which meets one of the criteria found in the General Plan & Policies.

Comments:

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: Approve Resolution #6-A-08-SP amending the Northeast County Sector Plan to C (Commercial) for Parcels 17 & 18 as originally requested and recommend Knox County Commission adopt by resolution the amendment.

Effective as of June 13, 2008, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule and, as a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 8/14/2008 and County Commission action on 8/25/2008.

Date of MPC Approval: 11/13/2008

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: 8/25/2008

Date of Legislative Action, Second Reading: 12/15/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Other - Referred back to MPC

Disposition of Case, Second Reading: Approved

If "Other": Referred back to MPC

If "Other":

Amendments:

Amendments:

Whole intersection of Ellistown Road and Millertown Pike to be considered

Date of Legislative Appeal:

Effective Date of Ordinance: